C I T Y O F F O R T P I E R C E

CITY COMMISSION AGENDA

Regular Meeting - Monday, May 2, 2016 - 6:30 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER -** Captain Angel Hernandez, The Salvation Army

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of minutes from the April 18, 2016 regular meeting.

6. **PROCLAMATIONS**

   a. Arbor Day Proclamation being accepted by Paul Bertram and Shirley Walker.

   b. Mental Health Awareness Month Proclamation being received by Suncoast Mental Health Center.

   c. Travel and Tourism Week Proclamation being received by Charlotte Bireley, St. Lucie County Tourism Manager.

7. **LETTERS TO COMMISSION**

   a. Email from Rachel Heddings, CEO, Big Brothers Big Sisters, thanking Kay Czarnecki and Derrick Johnson for their support of the Taste of St. Lucie event on April 13, 2016.

   b. Letter from Assistant State Attorney Rebecca White and Assistant State Attorney Felony Supervisor David Dodd commending Detective Jesse Streeter for his outstanding job, tireless work and invaluable assistance on a case.

   c. Email from Alan Montgomery, Director of Campus Safety/Security,commending several Fort Pierce Police Officers for their promptness and professionalism in response to a possible threatening incident at IRSC.

8. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

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9. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

10. **CONSENT AGENDA**

a. Approval of request from Main Street Fort Pierce for $20,000 to cover the cost for fireworks and expenses for the 2016 4th of July Celebration.

b. Approval of travel expenses in the amount of $767.80 for Commissioner Alexander to attend the 31st Annual Preventing Crime in the Black Community Conference being held on May 25 - 27, 2016 in Miami, Florida.

c. Approval of travel expenses in the amount of $767.80 for Commissioner Sessions to attend the 31st Annual Preventing Crime in the Black Community Conference being held on May 25 - 27, 2016 in Miami, Florida.

d. Approval of an extension, until June 16, 2017, of Development Plan and Conditional Use Approval for St. Lucie Court Mixed-use development at 301 South Ocean Drive.

e. Approve the installation of an above ground LP Tank for Ronald and Mary Duncan at 2444 Mohawk Avenue.

f. Approval of contract award in the amount of $35,395.00 to Lynch Paving and Construction, Bid #2016-016, to Resurface Dan McCarty Track.

11. **PUBLIC HEARINGS**

a. Approve with conditions a Preliminary Plat submitted by Walton Acquisitions, LLC for the development known as Village at Midway located at 9850 Midway Road and parcel number 2334-410-0000-000-1. Property is zoned PD, Planned Development

b. Amend U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Citizen Participation Plan per HUD mandate.

c. Approval of an application for Conditional Use with conditions submitted by Sherria Baptise to operate a private school named Advanced Scholars Christian Academy at 720 Delaware Avenue, Fort Pierce, FL. The property is zoned Office Commercial, C-1, Parcel ID 2410-705-0001-000-6

12. **MISCELLANEOUS REPORTS & REQUESTS**

a. Presentation of Sales Tax Update by Howard Tipton, County Administrator, St. Lucie County.

13. **CITY COMMISSION**

a. Resolution No. 16-R19 adopting the Crime Prevention Through Environmental Design (CPTED) concept and principles.

14. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

15. **COMMENTS FROM THE CITY MANAGER**

a. City Manager's Report

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3052 at least 48 hours prior to the meeting.

City Commission Regular Meeting **Agenda Item # 5. a.**

Meeting Date: 05/02/2016

Re:

SUBJECT:

Approval of minutes from the April 18, 2016 regular meeting.

Attachments

City Commission Minutes 4.18.2016

Form Review

Form Started By: Linda Cox Started On: 04/27/2016 02:54 PM

Final Approval Date: 04/27/2016

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:30 P.M. ON MONDAY, APRIL 18, 2016.

1. CALL TO ORDER - Mayor Hudson called the meeting to order at 6:30 p.m.

2. OPENING PRAYER - Reverend Frank Sawyer of St. Andrew's Episcopal Church offered the opening prayer.

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Mayor Linda Hudson; Commissioner Rufus Alexander; Commissioner Edward Becht; Commissioner Thomas Perona; Commissioner Reginald Sessions

Staff Present: City Clerk Linda Cox
City Manager Nicholas Mimms
Assistant City Attorney James Walker

5. APPROVAL OF MINUTES

a. Approval of minutes from the April 4, 2016 regular meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve the minutes from the April 4, 2016 regular meeting.

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions, Mayor Linda Hudson

Passed

6. **PROCLAMATIONS**

a. Mayor Hudson issued a proclamation recognizing April as Autism Awareness Month.

7. **LETTERS TO COMMISSION** - The following letters will be kept on file at the City Clerk's office.

a. Letter from Commissioner Alexander thanking Officer Francois, Officer Jones, Officer Kirkus and Officer Massey for collectively and quickly diffusing a situation at Sarah's Memorial Chapel, his place of business.

b. Email from Bruce Murray, COP District 9 Leader, South Hutchinson Island, thanking the Fort Pierce Police Department for their leadership and dedication to the safety and security of their community and for their continued support of the volunteers.

c. Email from Martha Hornsby commending Peggy Arraiz and Janey Vanderhorst for their professionalism and courtesy.

d. Email from Laura Lane Bender commending the staff at the City Marina for the operation of a first class marina.

8. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS** - There were no comments from the public.

9. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

Mayor Hudson requested to have item **12a** moved ahead of the Consent Agenda**.**

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Edward Becht to approve agenda as amended.

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions, Mayor Linda Hudson

Passed

10. CONSENT AGENDA

a. Approve installation of an above-ground L.P. Tank for Serenity Food Ministries LLC at 609 Orange Avenue.

b. Approval of the IUPA Contract that has been ratified by the Union.

c. Approval of emergency repairs to parking garage elevators by Kone, Inc., in the amount of $21,695.23.

d. Approval of travel expenses in the amount of $1234.93 for Commissioner Thomas Perona to attend the Florida Municipal Electrical Association Conference in Orlando, FL on July 19 - July 22, 2016.

e. Approval of the payment of $7,060 to Gone Fishing Landscaping & More, LLC to secure 14 abandoned structures.

f. Approval of a twenty-four (24) month Lease Extension Agreement between the City of Fort Pierce and FP-DW, LLC and FP-DX, LLC for certain parcels along Indian River Drive, that are being utilized to provide additional parking spaces for the public by the Backus Gallery & Museum.

Commissioner Sessions pulled item **10b**.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to approve items **10a, 10c, 10d, 10e and 10f.**

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions, Mayor Linda Hudson

Passed

As to item **10b**, Commissioner Sessions wanted clarification on the shift changes affecting emergency response. Chief Diane Hobley–Burney confirmed that shift changes may happen in emergency situations and this edit allows for changes within 7 days rather than the previous 14 day period.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to approve item **10b**.

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions, Mayor Linda Hudson

Passed

11. PUBLIC HEARINGS

a. Ordinance No. 16-011 - Final Budget Amendment of the 2014-2015 Budget. SECOND READING

Linda Cox, City Clerk, read the Ordinance, by title only, into the record, on second reading.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve item **11a**.

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions, Mayor Linda Hudson

Passed

12. MISCELLANEOUS REPORTS & REQUESTS

a. 2016 Legislative Update by Representative Larry Lee, Jr. - This item was moved ahead and presented prior to the Consent Agenda.

State Representative Larry Lee, Jr. gave a legislative update. Of the six (6) bills Representative Lee sponsored, four (4) of them passed. The bills focus on food deserts, absentee ballot clarification, middle school art in the Capital, and updating fire district borrowing parameters. He also discussed the $82.4B budget, monies set aside for the Indian River Lagoon, Veteran's Memorial and airport expansion, as well as a Restoring the Village update.

b. Second Quarter Financial Report

Johnna Morris, Finance Director, gave a brief presentation on the 2nd quarter financial report. All funds with the exception of the Sunrise Theatre and Golf Course have positive cash flow. There are no projected shortages.

c. Report from the Orange Avenue community meeting held on February 25, 2016

Clarissa Davis, Planner, provided the information gathered from the meeting. The Orange Avenue corridor, identified as Hwy US1 to 10th street, is a blighted area. Citizens were given the chance to offer input on what they'd like to see in the community, highlighting what they like most and least, as well as suggestions for the Old Post Office and St. Anastasia building. The vacant store fronts and empty buildings were noted important issues, as well as remembering to cater to the year-round citizens and not only the "snow-birds." Ideas for rehabilitation of the area included limiting the dollar stores, bail bondsmen, car part stores that open in the area. In conclusion, Staff will identify the top five (5) items and look at ways to bring them to life. This will take coordination with various departments.

Commission discussion included inviting property owners to take initiative, code enforcement concerns, and making sure that the City makes improvements to the property it owns prior to issuing citations to others.

13. CITY COMMISSION

a. Consideration of the FPUA's FY 2015 Final Budget Amendment.

Nina Pennick, Finance Director, and Clay Lindstrom, Director of Utilities, gave a brief presentation and requested approval of the FY2015 Final Budget Amendment.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve item **13a.**

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions, Mayor Linda Hudson

Passed

b. Consider acceptance of the FPUA Comprehensive Annual Financial Report (CAFR) for FY2015.

Nina Pennick, Finance Director, requested approval of the audit as being the unqualified opinion of the auditors that FPUA's financial statements for the FY2015 are fairly represented in accordance with generally accepted accounting principles, and accept the filing of such audit with the City of Fort Pierce, the same to be kept together with the FPUA CAFR, on file with the City Clerk's office.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to approve item **13b** as requested.

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions, Mayor Linda Hudson

Passed

c. Consider applying City Distribution Funds in the amount of $155,541 toward FPUA's Weatherization Program.

Clay Lindstrom, Director of Utilities, requested that $155,541 of City Distribution Funds be used towards FPUA's Weatherization Educational Outreach Program (WEOP). It is a good conservation effort and improves quality of life of the customers. They would like the program to be expanded so that they may complete improvements on up to 30 to 60 more homes this year. Eric Winterstein, Facilities Manager, gave the qualifications for the WEOP program, noting that the applications are available at FPUA and City Hall.

Commission discussion included homeowner cost savings, where the funds come from, the possibility of reduced funding and looking for grant programs. There is a great benefit to partnering with FPUA, using local contractors to do the work, and helping our citizens.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to allocate $35,000 towards the WEOP in addition to the CBDG $20,000.

AYE: Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions, Mayor Linda Hudson

NAY: Commissioner Rufus Alexander

Passed

d. Approval of FPUA Resolution No. UA 2016-02, which provides for a 3% increase in the water customer and volume charges, which was approved by the FPUA Board on February 2, 2016.

Murray Hamilton, Rate Consultant with Public Resources Management Group, gave a presentation on the Utility Rate Study and was available for questions. FPUA has done annual rate reviews for the last decade. The requested rate increase is for the water system only. This increase would pay for the expenses that provide their services. A typical customer will see an approximate $.85 increase on their monthly bill. Clay Lindstrom, Director of Utilities, hopes that this is the last time we come to ask for a 3% increase. The alternative to the increase will require taking better consideration of projects.

Commission discussion included residential rate water comparison to surrounding municipalities, what can we do to be more competitive and the consideration of borrowing funds. If the resolution is not passed by 4/5 majority vote, after 30 days, it will become effective.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to disapprove item **13d.**

AYE: Commissioner Rufus Alexander, Commissioner Reginald Sessions
NAY: Commissioner Edward Becht, Commissioner Thomas Perona, Mayor Linda Hudson
Failed

Commissioner Perona made a motion to approve item **13d**.

The motion failed due to lack of second.

e. Resolution 16-R13 reappointing Mary Minton and Terry Wolters to the Code Enforcement Board.

Linda Cox, City Clerk, read the Resolution into the record, by title only.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to approve item **13e**.

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions, Mayor Linda Hudson
Passed

f. Resolution 16-R14 appointing Michael Broderick and Jared Osteen to the Historic Preservation Board.

Linda Cox, City Clerk, read the Resolution into the record, by title only.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Edward Becht to approve item **13f**.

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions, Mayor Linda Hudson
Passed

g. Resolution 16-R15 approving the Submittal of a Grant Application to the Florida Inland Navigation District to Improve Boat Access at Fisherman's Wharf and Moore's Creek Boat Ramps.

Linda Cox, City Clerk, read the Resolution into the record, by title only.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to approve item **13g**.

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions, Mayor Linda Hudson

Passed

h. Resolution 16-R16 - Recognizing the portion of Avenue "A" lying between the Indian River Lagoon and North US Highway 1 as "Marina Way".

Linda Cox, City Clerk, read the Resolution into the record, by title only.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve item **13h**.

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions, Mayor Linda Hudson

Passed

i. Resolution 16-R18 Declaring Certain property as Surplus

Linda Cox, City Clerk, read the Resolution into the record, by title only.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Edward Becht with comment to approve item **13i**.

Commissioner Becht asked Mr. Mimms to provide the point of contact for those who are interested in our surplus property. Nicholas Mimms, City Manager, provided the City Manager, Planning, and Purchasing offices as contacts for information regarding surplus property.

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions, Mayor Linda Hudson

Passed

14. COMMENTS FROM THE PUBLIC

Charlie Frank Matthews
John Lee
Travon Simmons
Rick Reed

15. COMMENTS FROM THE CITY MANAGER

Nicholas Mimms, City Manager, announced the new City Attorney joins the City of Fort Pierce on April 25. Two (2) Assistant City Attorneys are scheduled to join the team on May 2nd and 9th, respectively. On April 21, there will be a joint meeting with the County to update on the Port. He also spoke about the relationship with Restoring the Village and Alleghany as well as the Summer Slam program at Percy Peak Gymnasium.

16. COMMENTS FROM THE COMMISSION

Commissioner Alexander had no comment.

Commissioner Perona would like to have an updated list of our boating/fishing locations on map near Blind Creek beach.

Commissioner Sessions stated he hopes that all is in place for the new city attorney and he requested that the City Manager's office follow up with the police department situation mentioned in the public comments.

Commissioner Becht stated he was happy to be back home after traveling.

Mayor Hudson had no comment.

17. ADJOURNMENT - There being no further business, Mayor Hudson declared the meeting adjourned at 9:19 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting **Agenda Item # 6. a.**

Meeting Date: 05/02/2016

Re: Arbor Day Proclamation being accepted by Paul Bertram and Shirley Walker

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Arbor Day Proclamation being accepted by Paul Bertram and Shirley Walker.

Attachments

Arbor Day 2016

Form Review

Form Started By: Caleta Scott Started On: 04/13/2016 02:50 PM

Final Approval Date: 04/13/2016

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, the holiday called Arbor Day was first observed with the planting of more than a million trees in Nebraska and is now observed throughout the nation and world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees in our City increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim April 29, 2016, as:

ARBOR DAY

in the City of Fort Pierce and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands; and further urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 2nd day of May, 2016.

_____

MAYOR COMMISSIONER

City Commission Regular Meeting **Agenda Item # 6. b.**

Meeting Date: 05/02/2016

Re: Mental Health Awareness Month Proclamation being received by Suncoast Mental Health

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Mental Health Awareness Month Proclamation being received by Suncoast Mental Health Center.

Attachments

Mental Health Awareness Month 2016

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	04/27/2016 03:52 PM

Form Started By: Caleta Scott Started On: 04/13/2016 11:04 AM

Final Approval Date: 04/27/2016

WHEREAS, serious mental illness affects one in every five Americans – children, adolescents and adults; and

WHEREAS, serious mental illness is a highly treatable medical illness of the brain, posing the same concern as cancer, heart disease, diabetes and other illnesses; and

WHEREAS, scientific research is constantly working toward breakthroughs in the understanding of mental illness, resulting in more effective treatments to allow people to reclaim full and productive lives; and

WHEREAS, misunderstandings about mental illness often wrongly impose a stigma on individuals coping with mental illness; and

WHEREAS, every citizen and community can make a difference in helping to improve the lives of individuals and families affected by mental illness; and

WHEREAS, New Horizons of the Treasure Coast and Okeechobee, the community's non-profit provider of recovery-oriented behavioral health services, remains committed to improving the quality of life for individuals and families in our community.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim May 2016, as:

"Mental Health Awareness Month"

to increase public awareness of mental health and to promote treatment and recovery.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 2nd day of May, 2016.

MAYOR COMMISSIONER

City Commission Regular Meeting **Agenda Item # 6. c.**

Meeting Date: 05/02/2016

Re: Travel and Tourism Week Proclamation being received by Charlotte Birelely, St. Lucie County Tourism Administration

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Travel and Tourism Week Proclamation being received by Charlotte Bireley, St. Lucie County Tourism Manager.

Attachments

Travel and Tourism Week 2016

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	04/25/2016 03:15 PM

Form Started By: Caleta Scott Started On: 04/13/2016 11:08 AM

Final Approval Date: 04/25/2016

WHEREAS, Travelers' spending directly generated tax revenues of $147.9 billion for federal, state and local governments, funds used to support essential services and programs; and

WHEREAS, Tourism is the State of Florida's number one industry, responsible for welcoming 105 million visitors in 2015 who spent $89.1 billion, and employing more than 1.2 million Floridians; and

WHEREAS, St. Lucie County's tourism experienced a 12.7 percent increase in bed tax revenue in 2015, compared to the previous record-breaking year, bringing in more than $3.4 million in bed tax revenue; and

WHEREAS, the travel industry supports the interests of the City of Fort Pierce, through its efforts with Fort Pierce Authentic Tours and other tourism promotion programs contributing to our employment, economic prosperity, international trade and relations, peace, understanding and goodwill; and

WHEREAS, travel contributes to personal growth, health, professional advancement, education, cultural understanding, the enhancement of America's image around the world and serves as a catalyst to help move the national and local economy forward.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim the week of May 1 - 7, 2016, as:

TRAVEL AND TOURISM WEEK

in the City of Fort Pierce and urge the citizens to join in this special observance with appropriate events, commemorations and festivals.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 2nd day of May, 2016.

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MAYOR COMMISSIONER

City Commission Regular Meeting **Agenda Item # 7. a.**

Meeting Date: 05/02/2016

Re: Email from Rachel Heddings

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Rachel Heddings, CEO, Big Brothers Big Sisters, thanking Kay Czarnecki and Derrick Johnson for their support of the Taste of St. Lucie event on April 13, 2016.

Attachments

Email from Rachel Heddings

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	04/25/2016 04:40 PM

Form Started By: Jennifer Robinson Started On: 04/15/2016 01:02 PM

Final Approval Date: 04/25/2016

To: Jennifer D Robinson/cfp@cfp,
Cc: Kay Czarnecki/cfp@cfp, "Derrick Johnson" <djohnson@fppwd.com>, Mike Reals/cfp@cfp,
Bcc:
Subject: Fw: Taste Thank You!
From: Nicholas Mimms/cfp - Friday 04/15/2016 11:56 AM

History: This message has been replied to.

Rachel Heddings --- Taste Thank You! ---

From: "Rachel Heddings" <rachel.heddings@bbbsbigs.org>
To: "Kay Czarnecki" <kczarnecki@fppwd.com>, "Derek Johnson" <djohnson@fppwd.com>
Cc: "Mike Reals" <mreals@fppwd.com>, "NMimms@City-FtPierce.Com" <NMimms@city-ftpierce.com>
Date: Fri, Apr 15, 2016 11:31 AM
Subject: Taste Thank You!

Kay & Derek,

I want to thank you both so much for everything you did for the Taste, your team is amazing and we couldn't do this event without your support. You two are so great to work with and I thank you for being on site that day and handling those last minute requests that always come up! The city has been such a long standing, wonderful partner and words can't express how grateful we are!

Have a wonderful weekend and we look forward to 2017!

Rachel Heddings
Big Brothers Big Sisters
of St Lucie, Indian River & Okeechobee Counties
"Big" Sister
Chief Operating Officer
772-466-8535 x 214
772-828-2098 (fax)
rachel.heddings@bbbsbigs.org
www.bbbsbigs.org

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Imagine the possibilities, What will you start?
Start Now!

Powered by:

City Commission Regular Meeting **Agenda Item # 7. b.**

Meeting Date: 05/02/2016

Re: Letter from Rebecca White

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Letter from Assistant State Attorney Rebecca White and Assistant State Attorney Felony Supervisor David Dodd commending Detective Jesse Streeter for his outstanding job, tireless work and invaluable assistance on a case.

Attachments

From State Attorney's Office

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	04/25/2016 03:14 PM
City Manager	Nick Mimms	04/25/2016 04:40 PM

Form Started By: Jennifer Robinson Started On: 04/25/2016 09:19 AM

Final Approval Date: 04/26/2016

To: Diane Hobley-Burney <dhobley-burney@fppd.org>,
Cc: Frank Amandro <amandro@fppd.org>, Jesse Streeter <jstreeter@fppd.org>, Kenny Norris <knorris@fppd.org>, Rosetta Smith <rsmith@fppd.org>, Jennifer D Robinson/cfp@cfp,
Bcc:
Subject: Re: FW: Det Streeter
From: Nicholas Mimms/cfp - Friday 04/22/2016 03:28 PM

From: Rebecca White [mailto:RWhite@SAO19.org]
Sent: Monday, April 18, 2016 4:44 PM
To: Diane Hobley-Burney <dhobley-burney@fppd.org>; Daniel Flaherty <dflaherty@fppd.org>
Cc: Jesse Streeter < streeter@fppd.org>
Subject: Det Streeter

I just wanted to take an opportunity to write a quick letter regarding the excellent work Det. Streeter did last week on the trial of State of Florida v. Javari Stovall. Please see the attached letter.
Thank you

Rebecca Ivy White
Assistant State Attorney
411 S 2nd St
Fort Pierce, FL 34950



streeter stovall.docx

Dear Chief Hobley-Burney and Sgt. Flaherty,

We just wanted to take this opportunity to commend Det. Jesse Streeter on the wonderful job he did on State of Florida v. Javari Stovall. This was a drive-by shooting case that proceeded to trial the week of April 11th. This trial was of the driver of the vehicle, Javari Stovall. From the beginning Det. Streeter did an outstanding job investigating this case. He made sure the victim's statements were recorded both by audio and in reports by the officers that spoke to him. Det. Streeter also had Det. Eason do a lineup where the victim identified the suspects and wrote on the lineup their street names. That piece of evidence ended up being essential in our case.

Substantially similar to the circumstances of the co-defendant's trial back in 2014, the identifying victim, victim one once again, completely refused to testify. Victim one took the stand and just simply said he did not remember anything. Det. Streeter once again asked us what he could to help us. He stayed with us working late into the evening. He took on the additional responsibility of contacting fellow officers and making sure they made it to the court house. Never once throughout the whole process did Det. Streeter even complain. Detective Streeter was with us in court until almost 10pm and was back at our office helping deliver witnesses at 8am. At all times, we felt that we were a team working together to make our best efforts to get a bad guy off of the streets. His encouragement and assistance made it easier for us to do our jobs in prosecuting one of the most violent gang members in the county. I personally relied on him to insure that I was making the most effective points for closing arguments.

On April 15th, 2016 the jury did convict Javari Stovall of two counts attempted manslaughter. The Defendant, Javari Stovall, a known IBC gang member has been arrested several times for drive by shootings, but the cases have always been dropped. Without Detective Streeter this case never would have even made it to a jury. Since the victim refused to ID the defendant in court, the lineup ended up being a key piece of evidence. The fact that the victim wrote the street names of the two people who shot him on the line ups was an essential way we were able to tie the victim's statements to the police to the person we had on trial.

Det. Streeter worked tirelessly on this case. He never complained instead he just asked "what else can I do to help you guys." This attitude is refreshing and is not something we come in contact with often. In a city where we are plagued with uncooperative victims, witness tampering, victim/witness fear of retaliation, and violent crime, Detective Streeter is an invaluable asset to your department in the pursuit of justice and in the ongoing desire of both of our agencies to protect this community.

Sincerely,

ASA Rebecca White and ASA Felony Supervisor David Dodd

City Commission Regular Meeting **Agenda Item # 7. c.**

Meeting Date: 05/02/2016

Re: Email from Alan Montgomery

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Alan Montgomery, Director of Campus Safety/Security,commending several Fort Pierce Police Officers for their promptness and professionalism in response to a possible threatening incident at IRSC.

Attachments

Email from Alan Montgomery

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	04/25/2016 03:15 PM

Form Started By: Jennifer Robinson Started On: 04/19/2016 01:40 PM

Final Approval Date: 04/25/2016

To: Nicholas Mimms <nmimms@city-ftpierce.com>,
Cc: Jennifer Robinson <jrobinson@city-ftpierce.com>,
Bcc:
Subject: FW: Commendation of Officers
From: Diane Hobley-Burney <dhobley-burney@fppd.org> - Thursday 04/14/2016 04:19 PM

From: Alan Montgomery [mailto:jmontgom@irsc.edu]
Sent: Thursday, April 14, 2016 2:48 PM
To: Diane Hobley-Burney <dhobley-burney@fppd.org>
Cc: Frank Watkins <fwatkins@irsc.edu>
Subject: Commendation of Officers

Diane:

The below listed FPPD Officers responded today to IRSC regarding a social media posting concerning a possible school shooter. The response from the officers was prompt, professional and simply outstanding! These officers are a credit to your agency and to the law enforcement profession.

My thanks to you and to your officers for partnering with us to keep IRSC safe.

Lt. Bender (very involved supervising via radio and telephone)
Sgt. Kelly
Officer Goz
Officer Mojica
Officer Lalima
Officer Cheryl Glenn-Reed

Sincerely;
Alan

Alan Montgomery
FBI NA #163
Director, Campus Safety / Security
Indian River State College
Phone: (772) 462-7860
Cell: (772) 971-0232
We will not be victims, we will not be perpetrators, and above all else, we will not be bystanders.

City Commission Regular Meeting **Agenda Item # 10. a.**

Meeting Date: 05/02/2016

Re: 2016 4th of July Celebration - Funding Request

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Approval of request from Main Street Fort Pierce for $20,000 to cover the cost for fireworks and expenses for the 2016 4th of July Celebration.

SUMMARY:

The requested funds of $20,000 will be applied toward to cost of the fireworks and expenses for the annual event.

RECOMMENDATION:

Staff recommends approval.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Nicholas C. Mimms, City Manager

COORDINATED WITH:

Doris Tillman, Manager, Main Street Fort Pierce

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2016

Account: 001-6000-513-83-95

Amount: $20,000

OTHER INFORMATION:

Funding is available and budgeted for this item.

Attachments

Letter from Doris Tillman

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	04/08/2016 03:31 PM
City Manager	Nick Mimms	04/25/2016 03:15 PM
Form Started By: Jennifer Robinson		Started On: 04/07/2016 02:51 PM
Final Approval Date: 04/25/2016		

MAIN STREET
FORT PIERCE

122 A. E. Backus Avenue, Fort Pierce, FL 34950

RECEIVED
TIME
APR 04 2016
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

March 29, 2016

City of Fort Pierce
Mr. Nick Mimms, City Manager
P. O. Box 1480
Fort Pierce, Florida 34954

Dear Mr. Mimms,

Main Street Fort Pierce would like to request the $20,000 in the City budget for the 4th of July Celebration. This year the 4th falls on Monday.

The cost of fireworks for the size show we have planned is $14,000, plus expenses. It is approximately $1,000 per minute. We anticipate our total expenses to be $20,000 and request to the City of Ft. Pierce Commission this amount to fund the 2016 4th of July Celebration. Main Street is proud to put this event on for our community in working with the City.

Sincerely,

Doris Tillman

Doris Tillman
Manager

"A COPY OF THE OFFICIAL REGISTRATION AND FINANCIAL INFORMATION MAY BE OBTAINED FROM THE DIVISION OF CONSUMER SERVICES BY CALLING TOLL-FREE (800-435-7352) WITHIN THE STATE. REGISTRATION DOES NOT IMPLY ENDORSEMENT, APPROVAL, OR RECOMMENDATION BY THE STATE." CH26923

Expenses

Fireworks	$14,000.00
Bands	$1,000.00
Jeff Brown	$300.00
St. Lucie County Stage	$950.00
Jumbotron - Peak Technology	$1,100.00
Insurance (Special Fireworks)	$800.00
Permits - City	$225.00
Alcohol Permit	$50.00
Fort Pierce Police Detail	$1,000.00
Parks Rental	$800.00
Reliable Poly Johns	$500.00
Ice-City Marina	$450.00
Labor	$1,000.00

Total Expenses **$22,175.00**

City Commission Regular Meeting **Agenda Item # 10. b.**

Meeting Date: 05/02/2016

Re: Travel expensesfor Commissioner Alexander

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of travel expenses in the amount of $767.80 for Commissioner Alexander to attend the 31st Annual Preventing Crime in the Black Community Conference being held on May 25 - 27, 2016 in Miami, Florida.

SUMMARY:

The 31st National Preventing Crime in the Black Community Conference is an effort to foster communication and action among practitioners through the sharing of innovative ideas and prevention strategies that have been successful in the black community. A major component of the program will be directed toward alternatives to violence among our young people. The agenda is designed to showcase successful programs and promote a positive exchange of ideas on the subject.

RECOMMENDATION:

Approve travel request.

ALTERNATIVES:

Deny travel request.

RESPONSIBLE STAFF:

Linda Cox, City Clerk

COORDINATED WITH:

Caleta Scott, Deputy City Clerk

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2016

Account: 001-1000-511-40-30

Amount: 767.80

OTHER INFORMATION:

Approval of travel expenses in the amount of $767.80 for Commissioner Alexander to attend the 31st Annual Preventing Crime in the Black Community Conference being held on May 25 - 27, 2016 in Miami, Florida.

Attachments

Commissioner Alexander Travel - PCBC 2016

Form Review

Inbox	Reviewed By	Date
City Manager	Jennifer Robinson	04/19/2016 04:23 PM
Finance Department	Johnna Morris	04/27/2016 09:19 AM
City Manager	Nick Mimms	04/27/2016 03:52 PM
Form Started By: Caleta Scott		Started On: 04/12/2016 09:08 AM
Final Approval Date: 04/27/2016		

REGISTRATION INFORMATION

HOTEL INFORMATION

TRAVEL EXPENSE STATEMENT

31st Preventing Crime in the Black Community
Florida Atty General, Bureau of Criminal Justice Programs
PL-01, The Capitol, Tallahassee, FL 32399
(850) 414-3350

Hyatt Regency Miami Hotel
400 SE Second Avenue
Miami, FL 33131
402-592-6464

DATE: **4/7/2016**

1. TRAVELER'S NAME:	Rufus Alexander	DEPARTMENT:	CITY COMMISSION
2. DEPARTURE DATE:	5/25/2016	DEPARTURE TIME:	7:00 PM
3. RETURN DATE:	5/27/2016	RETURN TIME:	10:00 PM
4. DESTINATION:	Miami, FL	PURPOSE:	31st Annual Preventing Crime in the Black Community
5. CODE CHARGE:	**001-1000-511-40-30**		
6. AMT BUDGETED:	7500.00		

7. BALANCE AVAILABLE: 5109.02

Expenses must comply with City Code of Ordinances 1-158.
Per Diem Allowance $50.00 or $12.50 per quarter day.
Class A Travel 24-hour day.

		PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
* REGISTRATION FEE:			265.00		
* HOTEL BILL: Confirmation #	**32DN8LF3**		258.00		
BAGGAGE ALLOWANCE ($5 PER PERSON)				5.00	
* COMMUNICATION:					
* FARES: AIR FARE					
* TAXI, BUS					
* CAR RENTAL					
* MILEAGE @ 0.575	256			147.20	
* GASOLINE EXPENSE					
* TOLL ROAD FEES OR PARKING FEES	$22/day			44.00	
* MISC. EXPENSES					
MEALS					
BREAKFAST @ $8.00				0.00	
LUNCH @ $8.00				0.00	
DINNER @ $20.00				40.00	
SPECIAL LUNCHEON/BANQUET				0.00	
6.5% STATE TAX				2.60	
15% GRATUITIES				6.00	
TOTALS		0.00	523.00	244.80	

BREAKFAST = When travel begins before 6:00 a.m. and extends beyond 8:00 a.m.
LUNCH = When travel begins before 12:00 noon and extends beyond 2:00 p.m.
DINNER = When travel begins before 6:00 p.m. and extends beyond 8:00 p.m.

ADVANCE CASH RECEIVED: _____
REFUND DUE CITY: _____
REFUND DUE EMPLOYEE: _____

TRAVEL APPROVED BY: Lynda W. Cox
DEPARTMENT SUPERVISOR

CITY MANAGER
(220 WITH CITY MANAGER SIGNATURE ACCEPTED)

EXPENSES ARE ALSO INCLUDED FOR THE FOLLOWING PERSONS:

* RECEIPT REQUIRED
REV 1/15 DLN

Conditioned upon city Commission approval

CREDIT CARD AUTHORIZATION FORM

Hotel: FL - Hyatt Regency Miami

Individual/Business/Group or Event Name: Alexander, Rufus

Reservation Confirmation Number: 32DN8LF3

Arrival or Event Date(s): May 25, 2016

Credit Card Billing Address: 100 N US Hwy 1

City / State / Zip / Country: Fort Pierce, FL 34950

Contact Phone Number: 772-467-3065 **Contact Email Address:** cscott@city-ftpierce.com

I hereby authorize the following charges to be applied to the following credit card.
Check all that apply:

- ☐ Room & Tax
- ☐ Food & Beverage
- ☐ All Incidentals
- ☐ Only Specific Incidentals
- ☐ All Banquet Charges
- ☐ Resort Services Fee
- ☐ Gift Certificate
- ☐ Guest Amenity
- ☐ Parking
- ☐ All Stay Charges
- ☐ Other - see comments

I hereby authorize the following amount be applied to the credit card (applicable sales tax and service charges may apply):

**In Australia: An additional 3% service fee will apply to the total stay account when paying by Amex and Diners credit cards upon departure. All other credit cards will incur an additional 1.5% fee which will apply to the total stay upon departure (excluding Park Hyatt Sydney).*

Comments: Government - TAX EXEMPT

The credit card listed below may be billed for the estimated charges Ten (10) days prior to event/reservation date.

Credit Card Number: **Name on Card:**

Expiration Date: **Cardholder Phone #:**

Signature of Card Holder: _____ Current Date 3/7/16

☐ By submitting this form and any supporting documents, I confirm that I have read and agreed to the use of the personal information I am giving you in accordance with your Global Privacy Policy for Guests, which is available at privacy.hyatt.com

Please fax this completed form to:

Hotel Fax #:

Please transmit this form at least 72 hours prior to your planned arrival in order to ensure your request is processed. Hotel does not accept credit card authorization requests for same day arrivals.

For a list of all hotels and their contact information, please visit: http://www.hyatt.com/hyatt/site-map.jsp

All information is kept confidential and used only for the purposes as noted above.

PARK HYATT | HYATT | HYATT PLACE | HYATT HOUSE | HYATT

The 31st National Conference on Preventing Crime in the Black Community will be held in Miami, Florida on May 25 - 27, 2016.

All conference sessions will be conducted at the following location:

Hyatt Regency Miami Hotel
400 SE Second Avenue
Miami, Florida 33131
(402) 592-6464
$129.00 (plus 13% tax) Guest Room Rate, single/double occupancy

Reservation Deadline: May 2, 2016

Parking-Discounted Rates

Valet Parking (overnight guests): $22.00 (in/out privileges) (saving of $15 per night)
Daily Parking (non-overnight guests): $25.00 (saving of $14 per day)

Daily Self-Parking at Municipal Garage - adjacent to hotel (Miami Tower): $19 per 24 hour period (no in/out privilege)
Daily Self-Parking at Municipal Garage - adjacent to hotel (Miami Tower): $10 per day (less than 24 hours) (no in/out privilege)

Other Daily Self-Parking (private lots and garages near the hotel): prices vary

Registration Fees:

If Registration Fee Received By May 6, 2016 (Includes two luncheons and conference materials.)	$265.00
If Registration Fee Received After May 6, 2016 (Includes two luncheons and conference materials.)	$290.00
Teen Registration if received by May 6, 2016 (Includes two luncheons and conference materials.)	$150.00
Teen Registration if received after May 6, 2016 (Includes two luncheons and conference materials.)	$175.00

Deadlines and Cancellations:

After May 6, 2016, participants must register on-site (May 25 - 27). Luncheon tickets cannot be guaranteed for participants who register after May 6, 2016. Cancellations and requests for refunds must be received in writing no later than May 6, 2016. Refunds will not be processed until after June 30, 2016.

Payment Information:

Conference participants can pay by check or money order. **NO CASH WILL BE ACCEPTED.** All checks and money orders should be made payable to the **URBAN LEAGUE** OF BROWARD COUNTY, INC. (FEID NO. 59-1564384). Registration forms and checks or money orders made payable to the **URBAN LEAGUE OF BROWARD COUNTY, INC.** should be mailed before May 6, 2016, to Preventing Crime in the Black Community Registration, Bureau of Criminal Justice Programs, Office of the Attorney General, PL-01, The Capitol, Tallahassee, Florida 32399-1050. Telephone (850) 414-3350. You may also register online at preventblackcrime.com. PAYMENT NOTE FOR STATE AGENCIES: Florida state agencies must pay by check or money order made payable to the **URBAN LEAGUE OF BROWARD COUNTY, INC.**

Note: Any payments (checks, money orders), registration forms, or any other correspondence mailed, faxed or e-mailed directly to the Urban League of Broward County, Inc. cannot be processed and affect deadlines for early registration.

Teen Registration:

All teen participants must be accompanied by a registered adult chaperon. Submit names of all teen participants on this form. Teens cannot register themselves.

Your check, made payable to URBAN LEAGUE OF BROWARD COUNTY, INC., should be mailed before May 6, 2016 to:

Preventing Crime in the Black Community Conference Registration
Office of the Florida Attorney General
Bureau of Criminal Justice Programs
PL-01, The Capitol
Tallahassee, Florida 32399-1050
Phone: (850) 414-3350

Additional Contacts:

Office of the Florida Attorney General -- Shayla Crumity, (850) 414 -3356
Derrick Brook Charities - Director Darrell Daniels (813) 241-1415
Miami Dade Police Department -- Chief Delma Noel-Pratt (305) 471-2945

Conference Schedule

Wednesday, May 25, 2016

10:00a.m. - 6:00 p.m.	Registration Opens
12:00 Noon - 6:00 p.m.	Job/Resource/Vendor Fair Open

Thursday, May 26, 2016

7:30 a.m. - 5:00 p.m.	Registration (continued) Job/Resource/Vendor Fairs (continued)
8:45 a.m.	Musical Prelude
9:00 a.m. - 10:30 a.m.	Opening Plenary Session
	Presiding
	Invocation
	Presentation of Colors
	National Anthem
	Welcome Remarks
	Remarks
	Keynote Address
10:30 a.m. - 10:45 a.m.	Break
10:45 a.m. - 11:45 a.m	Plenary Session (continued)
12:00 p.m. - 2:00 p.m.	Luncheon A
	Presiding
	Invocation
	Introduction of Speaker
	Keynote Speaker
12:00 p.m. - 2:00 p.m.	Luncheon B (Teens/Chaperons)
	Presiding
	Invocation
	Introduction of Speaker
	Keynote Speaker

2:00 p.m. - 3:30 p.m.	Concurrent Sessions A-D (Adults)
2:00 p.m. - 3:30 p.m.	Concurrent Sessions E-F (Teens/Chaperons)
3:45 p.m. - 5:15 p.m.	Concurrent Sessions G-J(Adults)
3:45 p.m. - 5:15 p.m.	Concurrent Sessions K-L (Teens/Chaperons)

Friday, May 27, 2016

8:00 a.m. - 12:00 p.m.	Registration (continued) Job/Resource/Vendor Fairs (continued)
8:30 a.m. - 10:00 a.m.	Concurrent Sessions M-P (Adults)
8:30 a.m. - 10:00 a.m.	Concurrent Sessions Q-R (Teens/Chaperons)
10:15 a.m. - 11:45 a.m.	Concurrent Sessions S-V (Adults)
10:15 a.m. - 11:45 a.m.	Concurrent Sessions W-X (Teens/Chaperons)
12:00 p.m. - 2:00 p.m.	Luncheon A (Adults)
	Presiding
	Invocation
	Introduction of Speaker
	Keynote Speaker
12:00 p.m. - 2:00 p.m.	Luncheon B (Teens/Chaperons)
	Presiding
	Invocation
	Introduction of Speaker
	Keynote Speaker
2:00 p.m. - 3:30 p.m.	Concurrent Sessions Y-BB (Adults)
2:00 p.m. - 3:30 p.m.	Concurrent Sessions CC-DD (Teens/Chaperons)
3:45 p.m. - 5:15 p.m.	Youth Speak-Up Speak-Out Session (Adults/Teens/Chaperons)
3:00 p.m. - 6:00 p.m.	Issuance of Certificates of Attendance (Adults)
7:00 p.m. - 11:00 p.m.	Youth Anti-Crime Rally



<HOTEL NAME> Reservation Update Confirmation
INSERT HOTEL NAME
to:
cscott
04/07/2016 10:23 AM
Hide Details
From: "<INSERT HOTEL NAME> Team" <groupcampaigns@pkghlrss.com>
To: cscott@city-ftpierce.com
Please respond to tracking@pkghlrss.com
Security:
Some images were prevented from loading. Show Images

31st National Conference on Preventing Crime in the Black Community ~ 20-May-2016 - 29-May-2016 ~ Hyatt Regency Miami

Dear RUFUS ALEXANDER,

We are pleased to confirm your reservations at Hyatt Regency Miami. The staff of Hyatt Regency Miami is looking forward to your arrival as part of the 31st National Conference on Preventing Crime in the Black Community. Should your travel plans change and you need to make changes to your reservations, please click here or call 888-421-1442.

We look forward to welcoming you to Hyatt Regency Miami.

- The Staff of Hyatt Regency Miami

Reservation Details

Online Confirmation:	32DN8LF3
Date Booked:	07-Apr-2016
Reservation Name:	RUFUS ALEXANDER
Arrival Date:	25-May-2016
Departure Date:	27-May-2016
Room Type:	One King Bed
Number of Rooms:	1
Number of Guests:	1

Night by Night Rate:	**Date** **Guest(s)** **Status** **Rate** 25-May-2016 1 Confirmed 129.00 26-May-2016 1 Confirmed 129.00 Additional Guest Rate Second Guest 0.00 Third Guest 25.00 Fourth Guest 25.00 Fifth Guest 0.00
Total Charge:	258.00
Tax Disclosure:	Room rates shown do not include 13% room tax (subject to change).
Add-Ons:	
Cancel Policy:	Must cancel 48 hours prior to arrival to avoid one night room and tax penalty.

SERVICE NAME 1	SERVICE NAME 2	SERVICE NAME 3

Google Maps 100 US-1, Fort Pierce, FL 34950 to 400 SE 2nd Ave, Miami, FL — Drive 128 miles, 2 h 15 min

Get on Florida's Turnpike from FL-68 W/Orange Ave and FL-713 S

17 min (7.6 mi)

1. Head northwest on US-1 N toward Avenue A

272 ft

2. Turn left at the 1st cross street onto Avenue A

0.2 mi

3. Turn left onto N 7th St

72 ft

4. Turn right onto FL-68 W/Orange Ave

4.3 mi

5. Turn left onto FL-713 S

2.4 mi

6. Use the right 2 lanes to take the Florida's Turnpike ramp
   Partial toll road

0.2 mi

7. Keep left at the fork, follow signs for Miami and merge onto Florida's Turnpike
   Toll road

0.5 mi

Follow Florida's Turnpike to Downtown Distributor in Miami. Take exit 2C from I-95 S

1 h 44 min (120 mi)

8. Merge onto Florida's Turnpike
   Toll road

109 mi

9. Use the right 3 lanes to take the exit toward U.S. 441 E
   Partial toll road

0.8 mi

10. Keep left, follow signs for I-95 S and merge onto I-95 S

0.8 mi

11. Use the left lane to take the exit toward Express Lanes
    Toll road

344 ft

12. Merge onto I-95 Express
    Toll road

7.4 mi

13. Merge onto I-95 S

0.7 mi

14. Keep left to stay on I-95 S

0.2 mi

15. Keep right to stay on I-95 S

1.2 mi

16. Use the 2nd from the left lane to take exit 2C for Miami Ave toward Downtown

0.3 mi

Continue on Downtown Distributor. Drive to SE 2nd Ave/Ave of the Americas

2 min (0.4 mi)

17. Keep right to continue on Downtown Distributor, follow signs for US-1 N/Biscayne Blvd

0.3 mi

18. Use the right 2 lanes to turn right onto SE 2nd Ave/Ave of the Americas

Destination will be on the right

269 ft

400 SE 2nd Ave
Miami, FL 33131

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Google Maps

City Commission Regular Meeting **Agenda Item # 10. c.**

Meeting Date: 05/02/2016

Re: travel expenses for Commissioner Sessions

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of travel expenses in the amount of $767.80 for Commissioner Sessions to attend the 31st Annual Preventing Crime in the Black Community Conference being held on May 25 - 27, 2016 in Miami, Florida.

SUMMARY:

The 31st National Preventing Crime in the Black Community Conference is an effort to foster communication and action among practitioners through the sharing of innovative ideas and prevention strategies that have been successful in the black community. A major component of the program will be directed toward alternatives to violence among our young people. The agenda is designed to showcase successful programs and promote a positive exchange of ideas on the subject.

RECOMMENDATION:

Approve travel request.

ALTERNATIVES:

Deny travel request.

RESPONSIBLE STAFF:

Linda Cox, City Clerk

COORDINATED WITH:

Caleta Scott, Deputy City Clerk

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2016

Account: 001-1000-511-40-30

Amount: 767.80

OTHER INFORMATION:

Approval of travel expenses in the amount of $767.80 for Commissioner Sessions to attend the 31st Annual Preventing Crime in the Black Community Conference being held on May 25 - 27, 2016 in Miami, Florida.

Attachments

Commissioner Sessions Travel - PCBC 2016

Form Review

Inbox	Reviewed By	Date
City Manager	Jennifer Robinson	04/19/2016 04:23 PM

Finance Department	Johnna Morris	04/27/2016 09:19 AM
City Manager	Nick Mimms	04/27/2016 03:52 PM
Form Started By: Caleta Scott		Started On: 04/13/2016 10:04 AM
Final Approval Date: 04/27/2016		

REGISTRATION INFORMATION

HOTEL INFORMATION

TRAVEL EXPENSE STATEMENT

31st Preventing Crime in the Black Community
Florida Atty General, Bureau of Criminal Justice Programs
PL-01, The Capitol, Tallahassee, FL 32399
(850) 414-3350

Hyatt Regency Miami Hotel
400 SE Second Avenue
Miami, FL 33131
402-592-6464

DATE: **4/7/2016**

1. TRAVELER'S NAME:	Reginald Sessions	DEPARTMENT:	CITY COMMISSION
2. DEPARTURE DATE:	5/25/2016	DEPARTURE TIME:	7:00 PM
3. RETURN DATE:	5/27/2016	RETURN TIME:	10:00 PM
4. DESTINATION:	Miami, FL	PURPOSE:	31st Annual Preventing Crime in the Black Community
5. CODE CHARGE:	**001-1000-511-40-30**		
6. AMT BUDGETED:	1500.00		

7. BALANCE AVAILABLE: 5109.02

Expenses must comply with City Code of Ordinances 1-158.
Per Diem Allowance $50.00 or $12.50 per quarter day.
Class A Travel 24-hour day.

		PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
* REGISTRATION FEE:			265.00		
* HOTEL BILL: Confirmation #	**32DN8MJX**		258.00		
BAGGAGE ALLOWANCE ($5 PER PERSON)				5.00	
* COMMUNICATION:					
* FARES: AIR FARE					
* TAXI, BUS					
* CAR RENTAL					
* MILEAGE @ 0.575	256			147.20	
* GASOLINE EXPENSE					
* TOLL ROAD FEES OR PARKING FEES	$22/day			44.00	
* MISC. EXPENSES					
MEALS					
BREAKFAST @ $8.00				0.00	
LUNCH @ $8.00				0.00	
DINNER @ $20.00				40.00	
SPECIAL LUNCHEON/BANQUET				0.00	
6.5% STATE TAX				2.60	
15% GRATUITIES				6.00	
TOTALS		0.00	523.00	244.80	

BREAKFAST = When travel begins before 6:00 a.m. and extends beyond 8:00 a.m.
LUNCH = When travel begins before 12:00 noon and extends beyond 2:00 p.m.
DINNER = When travel begins before 6:00 p.m. and extends beyond 8:00 p.m.

ADVANCE CASH RECEIVED: _____
REFUND DUE CITY: _____
REFUND DUE EMPLOYEE: _____

TRAVEL APPROVED BY: Linda W. Cox
DEPARTMENT SUPERVISOR

CITY MANAGER
(220 WITH CITY MANAGER SIGNATURE ACCEPTED)

EXPENSES ARE ALSO INCLUDED FOR THE FOLLOWING PERSONS:

* RECEIPT REQUIRED
REV 1/15 DLN

Conditioned upon City Commission approval

The 31st National Conference on Preventing Crime in the Black Community will be held in Miami, Florida on May 25 - 27, 2016.

All conference sessions will be conducted at the following location:

Hyatt Regency Miami Hotel
400 SE Second Avenue
Miami, Florida 33131
(402) 592-6464
$129.00 (plus 13% tax) Guest Room Rate, single/double occupancy

Reservation Deadline: May 2, 2016

Parking-Discounted Rates

Valet Parking (overnight guests): $22.00 (in/out privileges) (saving of $15 per night)
Daily Parking (non-overnight guests): $25.00 (saving of $14 per day)

Daily Self-Parking at Municipal Garage - adjacent to hotel (Miami Tower): $19 per 24 hour period (no in/out privilege)
Daily Self-Parking at Municipal Garage - adjacent to hotel (Miami Tower): $10 per day (less than 24 hours) (no in/out privilege)

Other Daily Self-Parking (private lots and garages near the hotel): prices vary

Registration Fees:

If Registration Fee Received By May 6, 2016 (Includes two luncheons and conference materials.)	$265.00
If Registration Fee Received After May 6, 2016 (Includes two luncheons and conference materials.)	$290.00
Teen Registration if received by May 6, 2016 (Includes two luncheons and conference materials.)	$150.00
Teen Registration if received after May 6, 2016 (Includes two luncheons and conference materials.)	$175.00

Deadlines and Cancellations:

After May 6, 2016, participants must register on-site (May 25 - 27). Luncheon tickets cannot be guaranteed for participants who register after May 6, 2016. Cancellations and requests for refunds must be received in writing no later than May 6, 2016. Refunds will not be processed until after June 30, 2016.

Payment Information:

Conference participants can pay by check or money order. **NO CASH WILL BE ACCEPTED.** All checks and money orders should be made payable to the **URBAN LEAGUE** OF BROWARD COUNTY, INC. (FEID NO. 59-1564384). Registration forms and checks or money orders made payable to the **URBAN LEAGUE OF BROWARD COUNTY, INC.** should be mailed before May 6, 2016, to Preventing Crime in the Black Community Registration, Bureau of Criminal Justice Programs, Office of the Attorney General, PL-01, The Capitol, Tallahassee, Florida 32399-1050. Telephone (850) 414-3350. You may also register online at preventblackcrime.com. PAYMENT NOTE FOR STATE AGENCIES: Florida state agencies must pay by check or money order made payable to the **URBAN LEAGUE OF BROWARD COUNTY, INC.**

Note: Any payments (checks, money orders), registration forms, or any other correspondence mailed, faxed or e-mailed directly to the Urban League of Broward County, Inc. cannot be processed and affect deadlines for early registration.

Teen Registration:

All teen participants must be accompanied by a registered adult chaperon. Submit names of all teen participants on this form. Teens cannot register themselves.

Your check, made payable to URBAN LEAGUE OF BROWARD COUNTY, INC., should be mailed before May 6, 2016 to:

Preventing Crime in the Black Community Conference Registration
Office of the Florida Attorney General
Bureau of Criminal Justice Programs
PL-01, The Capitol
Tallahassee, Florida 32399-1050
Phone: (850) 414-3350

Additional Contacts:

Office of the Florida Attorney General -- Shayla Crumity, (850) 414 -3356
Derrick Brook Charities - Director Darrell Daniels (813) 241-1415
Miami Dade Police Department -- Chief Delma Noel-Pratt (305) 471-2945

Conference Schedule

Wednesday, May 25, 2016

10:00a.m. - 6:00 p.m.	Registration Opens
12:00 Noon - 6:00 p.m.	Job/Resource/Vendor Fair Open

Thursday, May 26, 2016

7:30 a.m. - 5:00 p.m.	Registration (continued) Job/Resource/Vendor Fairs (continued)
8:45 a.m.	Musical Prelude
9:00 a.m. - 10:30 a.m.	Opening Plenary Session
	Presiding
	Invocation
	Presentation of Colors
	National Anthem
	Welcome Remarks
	Remarks
	Keynote Address
10:30 a.m. - 10:45 a.m.	Break
10:45 a.m. - 11:45 a.m	Plenary Session (continued)
12:00 p.m. - 2:00 p.m.	Luncheon A
	Presiding
	Invocation
	Introduction of Speaker
	Keynote Speaker
12:00 p.m. - 2:00 p.m.	Luncheon B (Teens/Chaperons)
	Presiding
	Invocation
	Introduction of Speaker
	Keynote Speaker

2:00 p.m. - 3:30 p.m.	Concurrent Sessions A-D (Adults)
2:00 p.m. - 3:30 p.m.	Concurrent Sessions E-F (Teens/Chaperons)
3:45 p.m. - 5:15 p.m.	Concurrent Sessions G-J(Adults)
3:45 p.m. - 5:15 p.m.	Concurrent Sessions K-L (Teens/Chaperons)

Friday, May 27, 2016

8:00 a.m. - 12:00 p.m.	Registration (continued) Job/Resource/Vendor Fairs (continued)
8:30 a.m. - 10:00 a.m.	Concurrent Sessions M-P (Adults)
8:30 a.m. - 10:00 a.m.	Concurrent Sessions Q-R (Teens/Chaperons)
10:15 a.m. - 11:45 a.m.	Concurrent Sessions S-V (Adults)
10:15 a.m. - 11:45 a.m.	Concurrent Sessions W-X (Teens/Chaperons)
12:00 p.m. - 2:00 p.m.	Luncheon A (Adults)
	Presiding
	Invocation
	Introduction of Speaker
	Keynote Speaker
12:00 p.m. - 2:00 p.m.	Luncheon B (Teens/Chaperons)
	Presiding
	Invocation
	Introduction of Speaker
	Keynote Speaker
2:00 p.m. - 3:30 p.m.	Concurrent Sessions Y-BB (Adults)
2:00 p.m. - 3:30 p.m.	Concurrent Sessions CC-DD (Teens/Chaperons)
3:45 p.m. - 5:15 p.m.	Youth Speak-Up Speak-Out Session (Adults/Teens/Chaperons)
3:00 p.m. - 6:00 p.m.	Issuance of Certificates of Attendance (Adults)
7:00 p.m. - 11:00 p.m.	Youth Anti-Crime Rally



<HOTEL NAME> Reservation Update Confirmation
INSERT HOTEL NAME
to:
cscott
04/07/2016 10:23 AM
Hide Details
From: "<INSERT HOTEL NAME> Team" <groupcampaigns@pkghlrss.com>
To: cscott@city-ftpierce.com
Please respond to tracking@pkghlrss.com
Security:
Some images were prevented from loading. Show Images

31st National Conference on Preventing Crime in the Black Community ~ 20-May-2016 - 29-May-2016 ~ Hyatt Regency Miami

Dear REGINALD SESSIONS,

We are pleased to confirm your reservations at Hyatt Regency Miami. The staff of Hyatt Regency Miami is looking forward to your arrival as part of the 31st National Conference on Preventing Crime in the Black Community. Should your travel plans change and you need to make changes to your reservations, please click here or call 888-421-1442.

We look forward to welcoming you to Hyatt Regency Miami.

- The Staff of Hyatt Regency Miami

Reservation Details

Online Confirmation:	32DN8MJX
Date Booked:	07-Apr-2016
Reservation Name:	REGINALD SESSIONS
Arrival Date:	25-May-2016
Departure Date:	27-May-2016
Room Type:	One King Bed
Number of Rooms:	1
Number of Guests:	1

Night by Night Rate:	**Date** **Guest(s)** **Status** **Rate** 25-May-2016 1 Confirmed 129.00 26-May-2016 1 Confirmed 129.00 **Additional Guest** **Rate** Second Guest 0.00 Third Guest 25.00 Fourth Guest 25.00 Fifth Guest 0.00
Total Charge:	258.00
Tax Disclosure:	Room rates shown do not include 13% room tax (subject to change).
Add-Ons:	
Cancel Policy:	Must cancel 48 hours prior to arrival to avoid one night room and tax penalty.

SERVICE NAME 1	SERVICE NAME 2	SERVICE NAME 3

CREDIT CARD AUTHORIZATION FORM

Hotel: FL - Hyatt Regency Miami

Individual/Business/Group or Event Name: Sessions, Reginald

Reservation Confirmation Number: 32DN8MJX

Arrival or Event Date(s): May 25, 2016

Credit Card Billing Address: 100 N US Hwy 1

City / State / Zip / Country: Fort Pierce, FL 34950

Contact Phone Number: 772-467-3065 **Contact Email Address:** cscott@city-ftpierce.com

I hereby authorize the following charges to be applied to the following credit card.
Check all that apply:

- ☐ Room & Tax
- ☐ Food & Beverage
- ☐ All Incidentals
- ☐ Only Specific Incidentals
- ☐ All Banquet Charges
- ☐ Resort Services Fee
- ☐ Gift Certificate
- ☐ Guest Amenity
- ☐ Parking
- ☐ All Stay Charges
- ☐ Other - see comments

I hereby authorize the following amount be applied to the credit card (applicable sales tax and service charges may apply):

**In Australia: An additional 3% service fee will apply to the total stay account when paying by Amex and Diners credit cards upon departure. All other credit cards will incur an additional 1.5% fee which will apply to the total stay upon departure (excluding Park Hyatt Sydney).*

Comments: Government - TAX EXEMPT

The credit card listed below may be billed for the estimated charges Ten (10) days prior to event/reservation date.

Credit Card Number: **Name on Card:**

Expiration Date: **Cardholder Phone #:**

Signature of Card Holder: _____ Current Date 3/7/16

☐ By submitting this form and any supporting documents, I confirm that I have read and agreed to the use of the personal information I am giving you in accordance with your Global Privacy Policy for Guests, which is available at privacy.hyatt.com

Please fax this completed form to:

Hotel Fax #:

Please transmit this form at least 72 hours prior to your planned arrival in order to ensure your request is processed.
Hotel does not accept credit card authorization requests for same day arrivals.

For a list of all hotels and their contact information, please visit: http://www.hyatt.com/hyatt/site-map.jsp

All information is kept confidential and used only for the purposes as noted above.

PARK HYATT GRAND HYATT HYATT PLACE HYATT HOUSE HYATT

Google Maps

100 US-1, Fort Pierce, FL 34950 to 400 SE 2nd Ave, Miami, FL

Drive 128 miles, 2 h 15 min

Get on Florida's Turnpike from FL-68 W/Orange Ave and FL-713 S

17 min (7.6 mi)

1. Head northwest on US-1 N toward Avenue A

272 ft

2. Turn left at the 1st cross street onto Avenue A

0.2 mi

3. Turn left onto N 7th St

72 ft

4. Turn right onto FL-68 W/Orange Ave

4.3 mi

5. Turn left onto FL-713 S

2.4 mi

6. Use the right 2 lanes to take the Florida's Turnpike ramp
   Partial toll road

0.2 mi

7. Keep left at the fork, follow signs for Miami and merge onto Florida's Turnpike
   Toll road

0.5 mi

Follow Florida's Turnpike to Downtown Distributor in Miami. Take exit 2C from I-95 S

1 h 44 min (120 mi)

8. Merge onto Florida's Turnpike
   Toll road

109 mi

9. Use the right 3 lanes to take the exit toward U.S. 441 E
   Partial toll road

0.8 mi

10. Keep left, follow signs for I-95 S and merge onto I-95 S

0.8 mi

11. Use the left lane to take the exit toward Express Lanes
    Toll road

344 ft

12. Merge onto I-95 Express
    Toll road

7.4 mi

13. Merge onto I-95 S

0.7 mi

14. Keep left to stay on I-95 S

0.2 mi

15. Keep right to stay on I-95 S

1.2 mi

16. Use the 2nd from the left lane to take exit 2C for Miami Ave toward Downtown

0.3 mi

Continue on Downtown Distributor. Drive to SE 2nd Ave/Ave of the Americas

2 min (0.4 mi)

17. Keep right to continue on Downtown Distributor, follow signs for US-1 N/Biscayne Blvd

0.3 mi

18. Use the right 2 lanes to turn right onto SE 2nd Ave/Ave of the Americas

Destination will be on the right

269 ft

400 SE 2nd Ave
Miami, FL 33131

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Google Maps

City Commission Regular Meeting **Agenda Item # 10. d.**

Meeting Date: 05/02/2016

Re: Development Plan & Conditional Use Extension - St. Lucie Court - 301 South Ocean Drive

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Approval of an extension, until June 16, 2017, of Development Plan and Conditional Use Approval for St. Lucie Court Mixed-use development at 301 South Ocean Drive.

SUMMARY:

- The applicant is requesting approval of a 12-month extension to an approved PUR, Planned Unit Redevelopment Plan and Conditional Use.
- The Development Plan and Conditional Use, for construction seaward of the Coastal Construction Control Line, were approved on June 16, 2008.
- Site Plan extensions were granted by the City Commission in 2009, 2010, 2011, and 2012, 2015. Florida House Bill 503 authorized a two (2) year extension between 2013 and June 2015.
- The project consists of constructing a new 2,200 square foot retail building with a second floor pavilion as part of Phase I. Phase II presents the construction of 4 condominium units with an additional 1,380 square feet of ground floor retail.
- The project was approved with the three (3) conditions:
  - Provide 5 feet of right-of-way along St. Lucie Court and Hernando Street (satisfied);
  - Provide dune crossover plans (satisfied);
  - Provide a $5000 cash contribution to the City upon receiving a building permit (not yet filed).
- The extension is requested due to improving market conditions, acquisition of abutting property, and the completion of the SR A1A project.

RECOMMENDATION:

- Approval

ALTERNATIVES:

- Approval with Conditions
- Denial

RESPONSIBLE STAFF:

Kori Benton, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

Potential Increase in Ad-Valorem Tax Revenue upon construction

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Attachments

Request Letter, Support Documents, & Approved Plans

Property Record Car

Site Aerial

Coastal Construction Control Line Map

Zoning Map

TPO Traffic Counts - South Ocean Drive 2008, 2012, 2014, & 2015

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	04/25/2016 03:15 PM

Form Started By: Kori Benton Started On: 04/21/2016 03:30 PM

Final Approval Date: 04/25/2016

April 1, 2016



Rebecca Grohall
Planning Director
City of Fort Pierce
City Hall
100 North US 1
Fort Pierce, Florida 34954

Dear Ms. Grohall: The purpose of this letter is to request a one year extension to the Approved Site Plan & Conditional Use for St. Lucie Court Retail/Residential Development. The Site Plan is currently scheduled to expire on June 16, 2016.

Gallery 34949, Inc. acquired Lot 15, Block 7, Revised Map Fort Pierce Subdivision approximately one year ago. Gallery began its attempts to acquire Lot # 15 in 2004. The acquisition and addition of this property significantly increased the viability of project development at this location. Gallery already owned Lots # 12, 13 & 14 (Highlighted lot maps attached). Lot # 15 is zoned R4A and is not presently included in the approved PUR zoned Site Plan

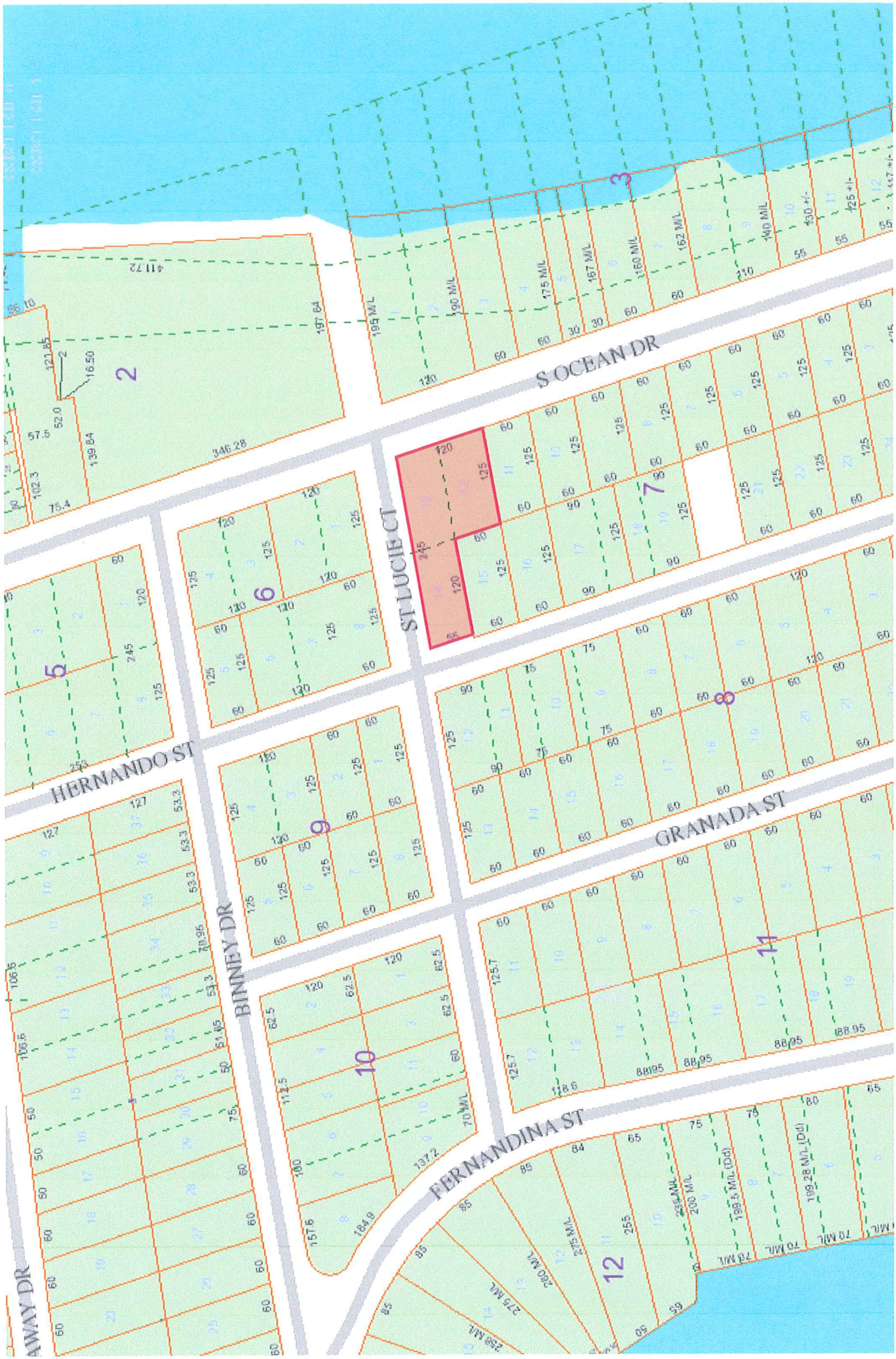
The completion of the A1A road construction, the construction of Jetty Park and the economic activity in the Jetty area as evidenced by construction on the Square Grouper and Oculina Bank projects give us reason to be more confident in bringing this development to a successful conclusion.

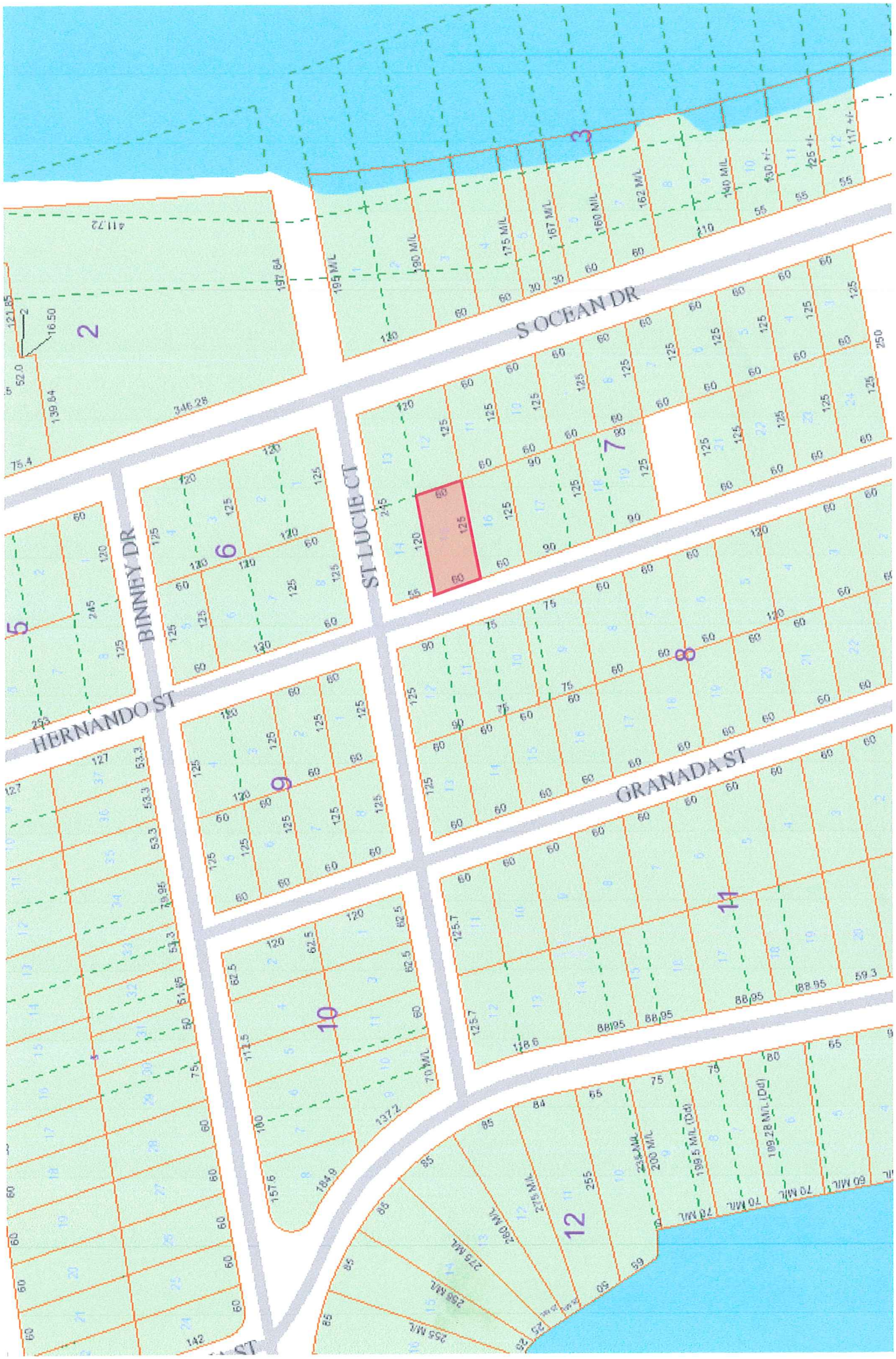
The past support shown by the City of Ft. Pierce toward this project is greatly appreciated. The City has supported us through the dark days following the national financial collapse and we hope you will continue by granting this extension request. Thank you.

Richard Allen

Richard Allen, President
Gallery 34949, Inc.
7542 Platte Road
Beulah, Michigan 49617
R42allen@gmail.com 517-331-1429

Attachments (2)


S OCEAN DR
ST LUCIE CT
HERNANDO ST
BINNEY DR
GRANADA ST
FERNANDINA ST
2
3
5
6
7
8
9
10
11
12


S OCEAN DR
ST LUCIE CT
BINNEY DR
HERNANDO ST
GRANADA ST
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11
12

CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: David L. Recor, Deputy City Manager/Interim Planning Director

FROM: David Carlin, Development Review Planner

RE: **Applications for Preliminary and Final Redevelopment Plan Review and Conditional Use Approval**
St. Lucie Court
301 South Ocean Drive

DATE: June 6, 2008

STAFF REPORT

Owner: Gallery 34949, Inc.
737 Grovenburg Road
Holt, Michigan 48842

Applicant: Same

Representative: Lucido & Associates
100 Avenue A, Suite 2A
Fort Pierce, Florida 34950

Requested Action: Approvals of a Preliminary and Final Redevelopment Plan and Conditional Use to construct a mixed-use development east of the Coastal Construction Control Line.

Location: 301 South Ocean Drive

Current Zoning: PUR, Planned Unit Redevelopment

Parcel Size: 0.51 acres

Comprehensive Plan: Rmhi, Medium Density Residential, predominant use is residential uses that achieve a density of 8 dwelling units per acre or less. Other uses permitted include multi-family developments, limited public uses, and limited convenience goods and services. The project is in conformance with the Comprehensive Plan.

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

The applicant is requesting approval of a Preliminary and Final Redevelopment Plan and Conditional Use to construct a 3,600 square foot mixed use development located at 301 South Ocean Drive. The property is zoned PUR, Planned Unit Redevelopment. A Conditional Use approval is required for construction on the seaward side of the Coastal Construction Control line in accordance with Section 22-66 of the City Code.

The property is located at the southwest corner of Ocean Drive and St. Lucie Court and is currently occupied by a small convenience store. The parcel to the north is zoned C-5, Tourist Commercial and occupied by a real estate office. The properties to the east are zoned R-4A, Hutchinson Island Medium Density Residential and consist of residential homes and a 50-foot wide beach access point to the ocean. The property to the south is zoned R-4A and occupied by a multifamily development. The properties to the southwest and west are zoned R-4A and consist of vacant land and residential homes respectively. The proposed development is consistent with the surrounding land uses.

The proposed development will incorporate both retail and residential elements and will be completed in two phases. During Phase I, the convenience store will continue to operate while the new 2,220 square-foot building is constructed immediately to the south which will accommodate retail tenants. In addition the building will include a new roof-top deck with seating to be used for public viewing of the ocean. Phase I will also consist of completing the parking lot for the site.

Phase II will involve constructing an additional 1,380 square feet of ground floor retail space with 4 residential units above. Adequate parking has been provided to comply with City Code requirements. The project will yield a gross density of 7.8 units per acre which complies with the South Beach Overlay District maximum of 8.0 units per acre.

Two access points will be provided to the development on St. Lucie Court. The western entrance will provide one-way access in order to exit the development while the eastern entrance will serve as a two-way entrance. Sidewalks will be constructed along St. Lucie Court and Hernando Street and five feet of right-of-way will also be dedicated along these streets to meet the City's minimum right-of-way requirement of 60 feet. Sidewalks along Ocean Drive will be completed as part of the A1A reconstruction plan by the Florida Department of Transportation (FDOT) which also includes a crosswalk across Ocean Drive to the beach.

The building will extend to a height of 43 feet and will incorporate a Spanish mission architectural style which complies with the City's Design Review Guidelines.

Landscaping will consist of adequate strips around the perimeter of the development to comply with the City Code. A total of 27 trees will be provided as part of the redevelopment consisting of the following species: cabbage palms, red plumeria, and gumbo limbo. Storm water runoff will be directed to an exfiltration trench located in the center of the parking lot.

A Traffic Impact Statement prepared by Boyle Engineering Corporation, dated October 2007, indicated that the proposed redevelopment would result in a decrease in trips entering and exiting

to the surrounding roadway network. The City Traffic Engineer concurs with the traffic analysis and believes that the proposed redevelopment will not have any adverse effects on traffic flow within a 1-mile study area.

All affected Departments have reviewed the submittals and have approved the Preliminary and Final Redevelopment Plan and Conditional Use based on it meeting the requirements of the City Code.

Planning Board Comments:

At their May 13, 2008 meeting, the Planning Board voted to recommend **approval** of the Preliminary and Final Redevelopment Plan and Conditional Use with the condition that the below described items are satisfied prior to City Commission Consideration.

- Revised storm water specifications are provided to the City Engineering Department
- The refuse collection area is depicted on the Site Plan
- The perimeter wall includes a combination of masonry columns and picket fencing.

All conditions have been addressed.

Staff Recommendation:

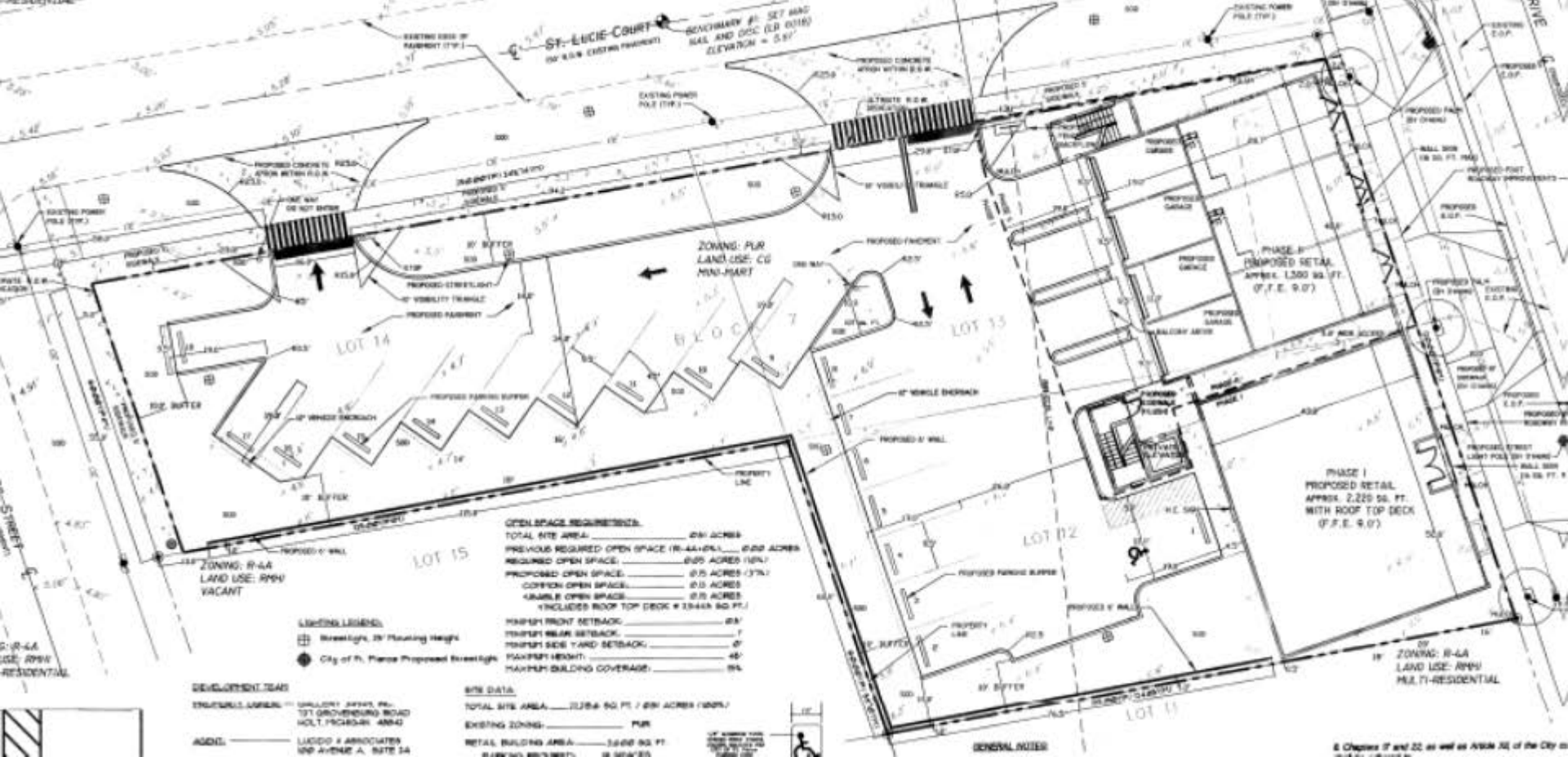
As the proposed Preliminary and Final Redevelopment Plan and Conditional Use meets the requirements of the City Code, staff recommends **approval** of the Preliminary and Final Redevelopment Plan and Conditional Use.



St. Lucie Court

Preliminary & Final Redevelopment Plan




ST. LUCIE COURT
ZONING: PUR
LAND USE: CG
MINI-MART
PHASE II
PROPOSED RETAIL
APPROX. 1,500 SQ. FT.
(F.F.E. 9.0')
PHASE I
PROPOSED RETAIL
APPROX. 2,220 SQ. FT.
WITH ROOF TOP DECK
(F.F.E. 9.0')
ZONING: R-4A
LAND USE: RMH
VACANT
ZONING: R-4A
LAND USE: RMH
MULTI-RESIDENTIAL
LOT 14
LOT 15
LOT 12
LOT 13
LOT 11
BLOCK 7
OPEN SPACE REQUIREMENTS
LIGHTING LEGEND
DEVELOPMENT TEAM
SITE DATA
GENERAL NOTES

ENGINEERING DESIGN & CONSTRUCTION, INC.
1934 Tucker Court
Fort Pierce, FL 34950
phone: 772-462-2455
fax: 772-462-2454

RECEIVED
JUN 01 2011
CITY OF FORT PIERCE
PLANNING & ZONING

May 25, 2011 11-219

Mr. David Carlin
Interim Director
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954-1480

Re: Traffic Generation Analysis
St Lucie Court
301 South Ocean Drive

Dear Mr. Carlin,

This traffic generation study shall serve as an approximation of the future traffic generated by a 3600 square feet specialty retail facility and a 4 unit Residential Condominium / Townhouse facility located at 301 South Ocean Drive. The current 7th Edition of the Institute of Transportation Engineers (ITE) Trip Generation manual was utilized to perform the trip generation. Land use codes 814 (Specialty Retail) and 230 (Residential Condominium / Townhouse) were utilized.

The following is an accounting of the trip generation for the facility and the minimal impact on the surrounding roadway network. Additionally the report will show that the additional traffic generated by this facility will allow the existing roadway to continue to operate at it's current level of service with no mitigation required for the project.

Existing Traffic and Level of Service

This section of State Road A-1-A is currently a two-way arterial, interrupted flow, Class I roadway. The St Lucie County TPO Spring 2008 reports the following information for State Road A-1-A between Seaway Drive and the Florida Power and Light Power Plant:

- Average Daily Trips 6,423 Trips, Operating at LOS C
- A.M. Peak Hour Volume 420 Trips, Operating at LOS C
- P.M. Peak Hour Volume 617 Trips, Operating at LOS C

Traffic Generation for Proposed 3,600 s.f. Specialty Retail & 4 Townhouse Units

The Average Daily Trips were calculated for the weekday, Saturday, and Sunday. The greater of the three (weekday) was utilized. Additionally, the Peak Hour Volumes were calculated for the weekday. There is no weekend Peak Hour Volume information listed in the ITE, therefore the weekday information was utilized. When the project did not fall on the provided fitted curve, the Average Rate was utilized for calculations.

The following are the calculations of the trip generation for the proposed retail facility:

- ADT - Weekday (per 1,000 square feet)
  - $T = 42.78(x) + 37.66 = 42.78(3.6) + 37.66 =$ **192 Trips**
- A.M. Peak Hour Generator – Weekday (per 1,000 square feet)
  - $6.84 \times (3{,}600 / 1000) =$ **25 Trips** (average)
- P.M. Peak Hour Generator – Weekday (per 1,000 square feet)
  - $5.02 \times (3{,}600 / 1000) =$ **19 Trips** (average)

The following are the calculations of the trip generation for the proposed residential facility:

- ADT - Weekday (per dwelling unit)
  - $Ln(t) = 0.85\ Ln(x) + 2.55 =$ **42 Trips**
- A.M. Peak Hour Generator – Weekday (per dwelling unit)
  - $4 \times 0.44 =$ **2 Trips** (average)
- P.M. Peak Hour Generator – Weekday (per dwelling unit)
  - $4 \times 0.52 =$ **3 Trips** (average)

The total trips summary for the proposed project is as follows:

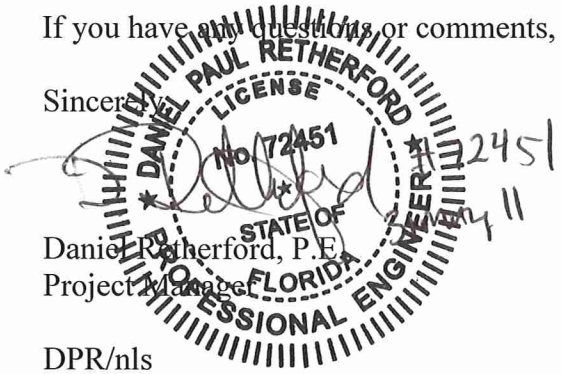
- Max ADT is for the weekday totaling (192 + 42) **234 Trips**.
- Max A.M. Peak Hour Generator is for the weekday totaling (25 + 2) **27 Trips**.
- Max P.M. Peak Hour Generator is for the weekday totaling (19 + 3) **22 Trips**.

Summary

This analysis has shown that the addition of the trips generated from this project is insignificant to State Road A-1-A. The 234 daily trips are less than 2% of the current LOS C capacity and the roadway will continue to operate within the current level of service. Additionally the roadway improvements currently underway in this area, when complete, will make the impact of this project even more insignificant.

If you have any questions or comments, please give me a call to discuss.

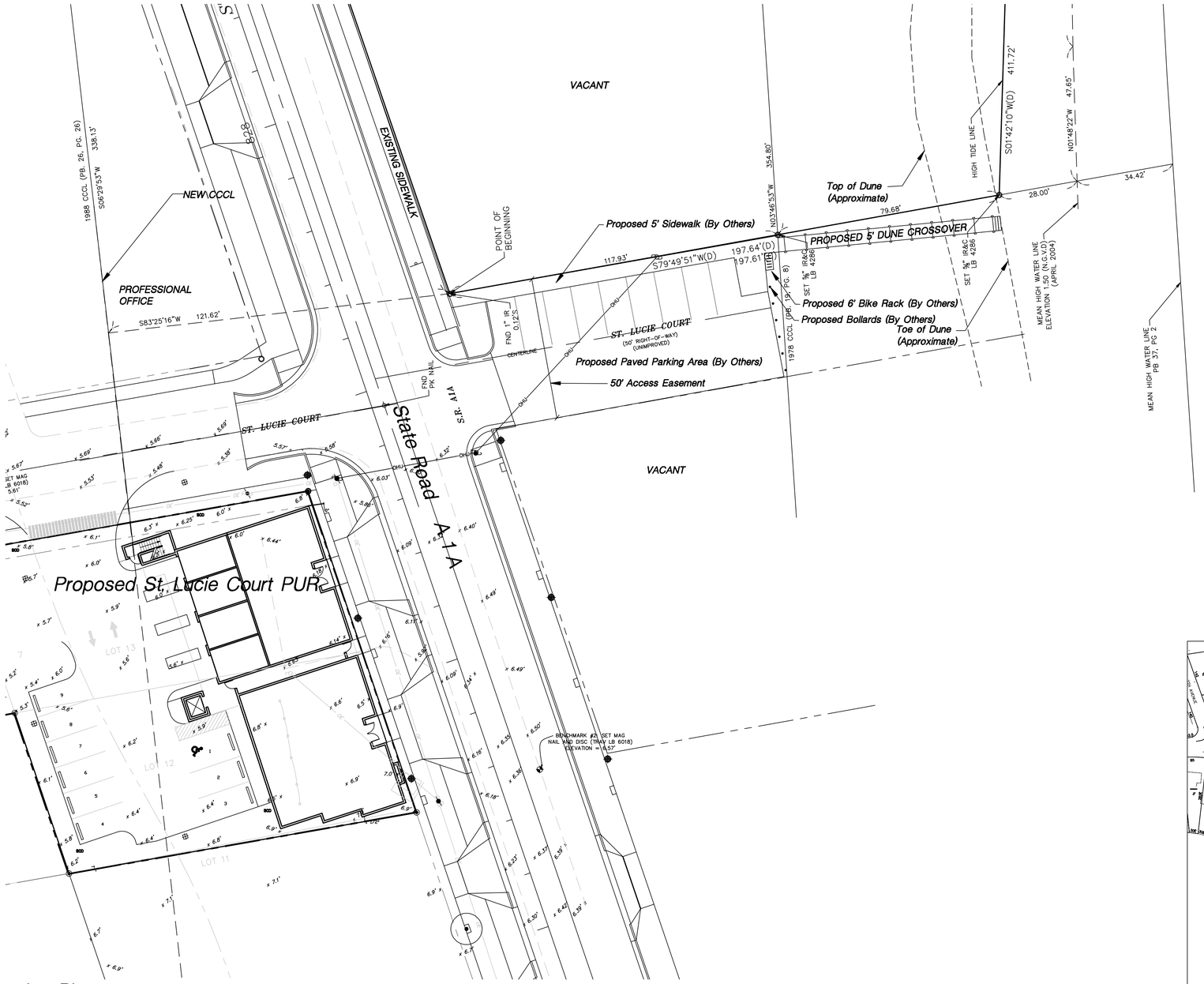
Sincerely,



Daniel Retherford, P.E.
Project Manager

DPR/nls

cc: Rich Allen
project file #11-219



Location Plan:

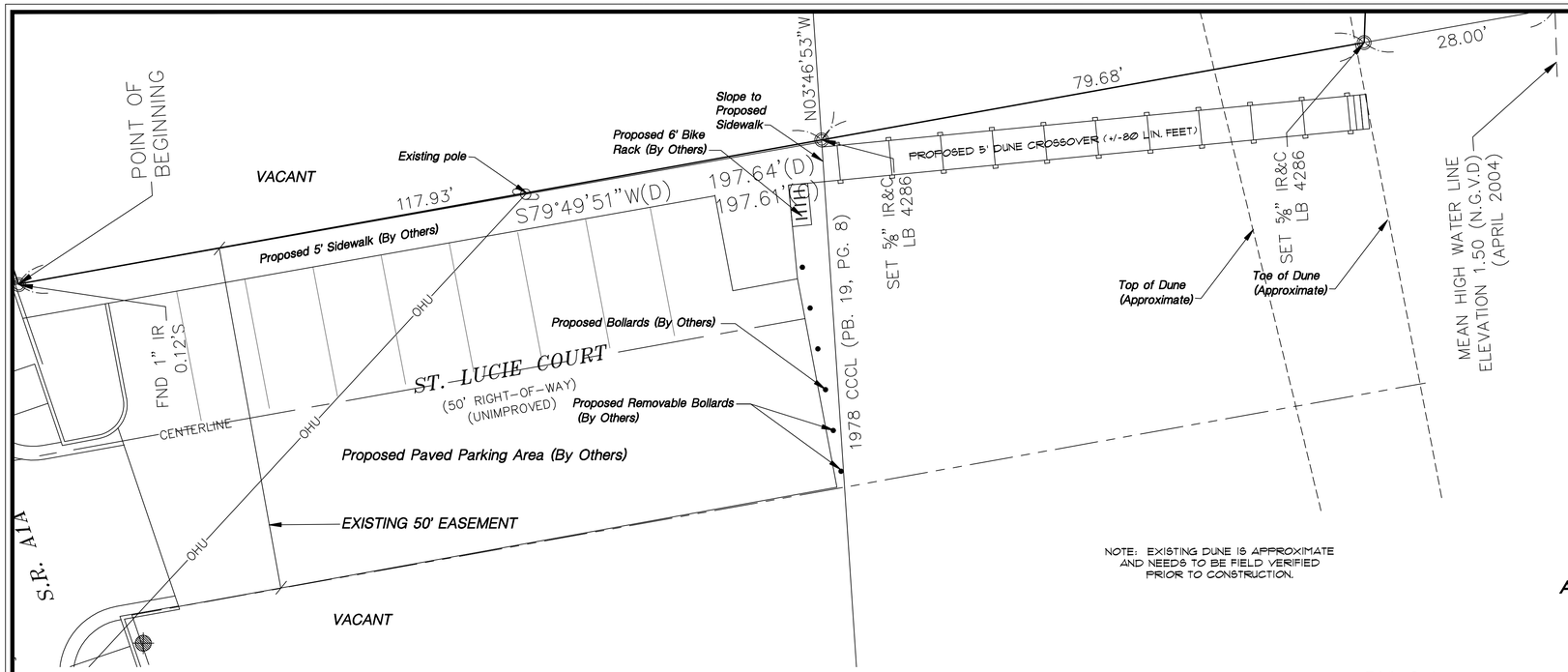
Scale: 1" = 20'-0"



Location Map

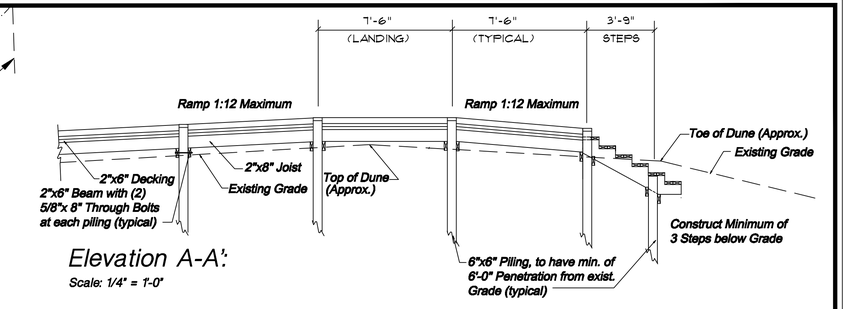
Scale: Not To Scale

Scale: 1"=20'-0"				© 1996 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF THOMAS LUCIDO & ASSOCIATES, P.A. AND REPRODUCTIONS, DISCLOSURES OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN CONSENT.	North 20 0 10 20	Development Team:	Lucido & Associates, P.A. Land Planning/Landscape Architecture Lic. #LC-0000335 100 Avenue A, Suite 2A, Ft. Pierce, Fl. 34950 772-467-1301, Fax 772-467-1303	St. Lucie Court PUR City of Ft. Pierce Dune Crossover Site Plan	Sheet 1 of 2
Drawn by: JK									
Checked by:GB									
CADD No.: B06-10dunecross									
Date: 09.09.09	No.	Date	Description of Revision						



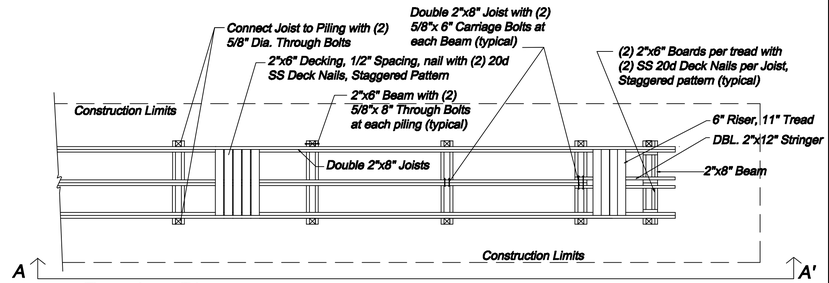
50' Access Easement Location Plan:

Scale: 1" = 10'-0"



Elevation A-A':

Scale: 1/4" = 1'-0"



Framing Plan:

Scale: 1/4" = 1'-0"

General Notes:
1. All decking nails, bolts and other hardware shall be stainless steel.
2. All bolt connections shall include flat washers and nuts.
3. All bolt holes shall be drilled at least 1 1/2" from any edge.
4. All vertical members shall be beveled at 45 degrees before installation.
5. 6"x6" posts shall be marine grade lumber, treated to cca 2.5 pcf min.(s.y.p.p.t.)
6. All railing and decking lumber to be #1 bullnose grade select, 0.4 cca s.y.p.
7. Pile penetration shall be to 6'-0" min.
8. All stringers/cross bucks to be #2 grade, 0.40 s.y.p. PTW
9. Elevations (beginning and ending) may vary based upon existing conditions at time of construction.
10. Slope of ramp may vary from % shown. Field adjust to keep max. gradient less than 1:12.

Structural Notes:

General Notes: Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and site drawings.

Dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the affected part of the work.

The structure is designed to be self supporting and stable after the construction is complete. It is the contractor's responsibility to determine erection procedures and sequence to insure safety of the structure and its components during erection. This includes the addition of necessary shoring, sheeting, temporary bracing, guys or tiedowns.

Design Loads: The structural system for this construction has been designed in accordance with the Florida Building Code, 2001. The following superimposed loadings have been utilized:

WALKWAYS:
Live Load - 50 psf.
Dead Load - 11 psf.
WIND:
**ASCE 7-98
140 MPH region
Use factor 0.77
Exposure 'C'
Category 1

Foundation design is based on a soil bearing pressure of 2,000 psf.

Wood Piles: Piles shall comply with ASTM D25 and be treated (AWPB STD-MLP P5-72) Southern Pine with a minimum butt diameter of 6". Piles shall be driven a minimum of 6 feet into bearing strata and achieve a minimum safe bearing capacity of 2 tons as computed by an appropriate driving formula. Pile driving operations shall be performed under the supervision of a Florida registered Professional Engineer.

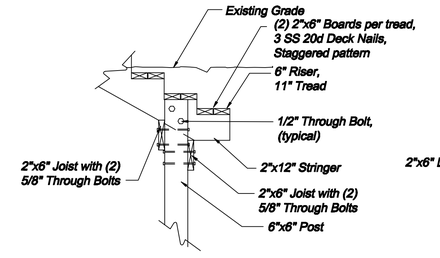
Location of Piles: An as-built survey of the pile locations shall be performed by a Florida registered Land Surveyor. Piles shall be located on the as-built drawings horizontally and vertical from the design location. Submit the as-built drawings to the Structural Engineer for approval. Contractor is responsible for engineering costs associated with redesigns caused by improper pile locations.

Fasteners and Accessories: All bolts, washers, nails, and screws shall be T304 stainless steel.

Wood: Structural wood components (beams, etc.) shall have the following minimum allowable fiber stresses of No. 2 Southern Pine conforming to the latest edition of NDS, as follows:

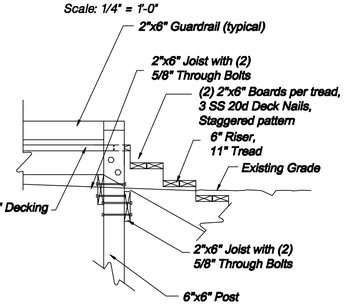
Shear		Fv -	90 psi
Bending	2x6	Fb	= 1,250 psi
Bending	2x8	Fb	= 1,200 psi
Bending	2x10	Fb	= 1,050 psi
Bending	2x12	Fb	= 975 psi

Wood in contact with concrete or masonry shall be protected or pressure treated in accordance with American Wood Preservers' Association standards. Member sizes shown are nominal unless noted otherwise.



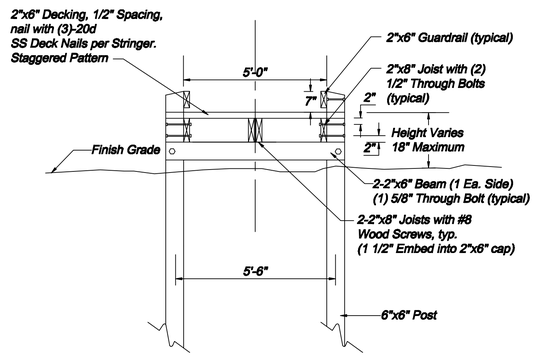
Step Detail:

Scale: 1/2" = 1'-0"



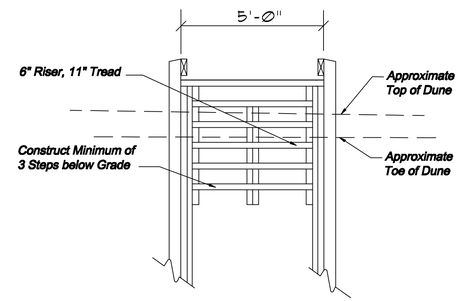
Step Detail:

Scale: 1/2" = 1'-0"



Typcal Deck Section:

Scale: 1/2" = 1'-0"



Step Elevation:

Scale: 1/2" = 1'-0"

Scale:	As Noted				
Drawn by:	JK				
Checked by:	GB				
CADD No.:	B06-10dunecross				
Date:	09.09.09	No.	Date	Description of Revision	

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North

0

Development Team:

Lucido & Associates, P.A.
Land Planning/Landscape Architecture
Lic. #LC-0000335
100 Avenue A, Suite 2A, Ft. Pierce, Fl. 34950 772-467-1301, Fax 772-467-1303

St. Lucie Court PUR

City of Ft. Pierce

Dune Crossover Notes and Details

Property Identification

Site Address: 301 S OCEAN DR
Sec/Town/Range: 01/35S/40E
Map ID: 24/01A
Zoning: PUR

Parcel ID: 2401-501-0109-000-9
Account #: 14666
Use Type: 1100
Jurisdiction: Fort Pierce

Ownership

Gallery 34949 Inc
7542 Platte Rd
Beulah, MI 49617



Legal Description

FT PIERCE BEACH S/D BLK 7 LOTS 12, 13 AND 14 -LESS N 5 FT AND W 5 FT FOR RD R/W`S- (0.49 AC) (OR 1729-380)

Current Values

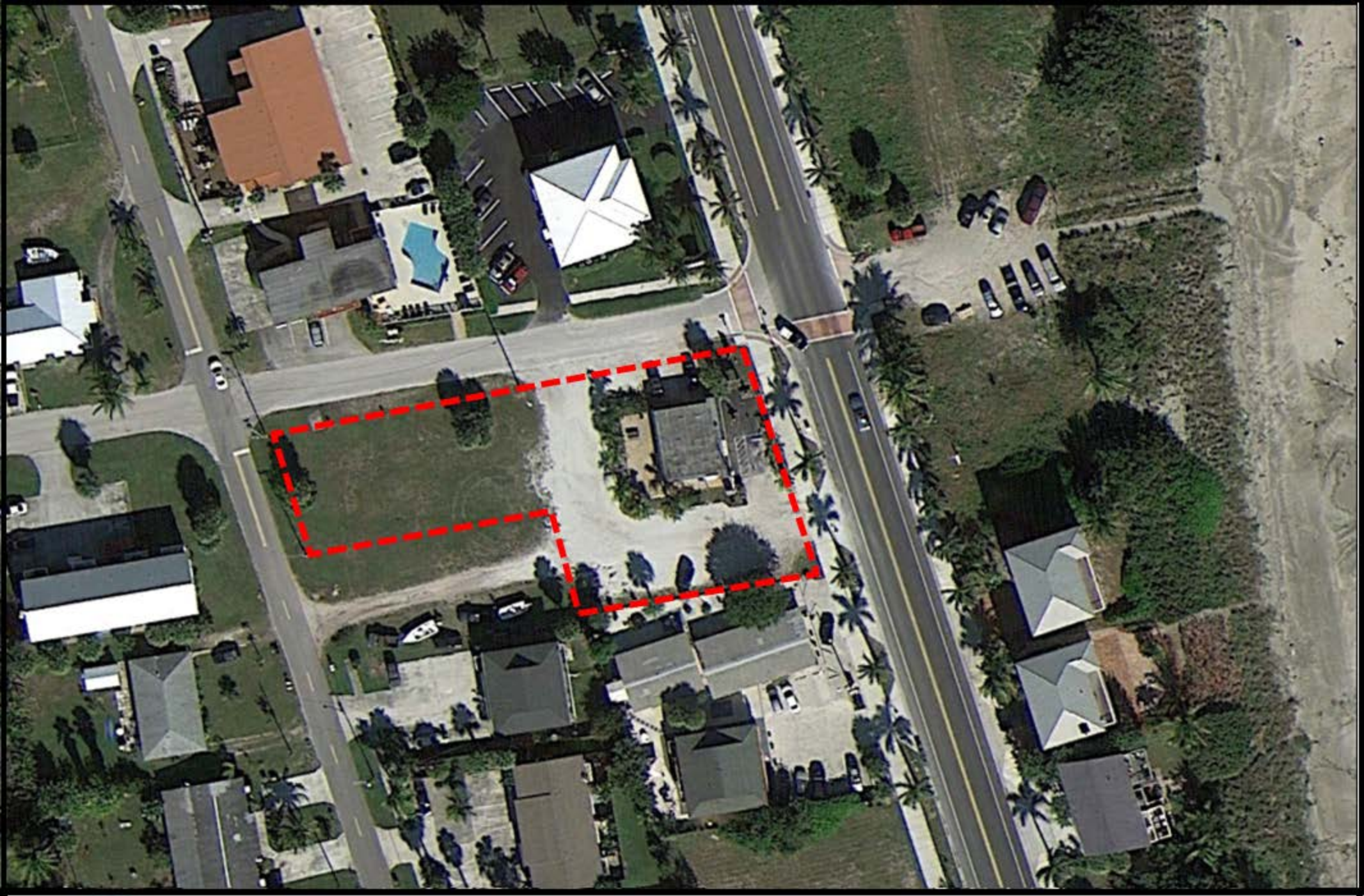
Just/Market Value:	$391,600
Assessed Value:	$385,440
Exemptions:	$0
Taxable Value:	$385,440

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	1,056
Gross Area (SF):	2,060
Land Size (acres):	0.48
Land Size (SF):	20,975

This information is believed to be correct at this time but it is subject to change and is not warranted.
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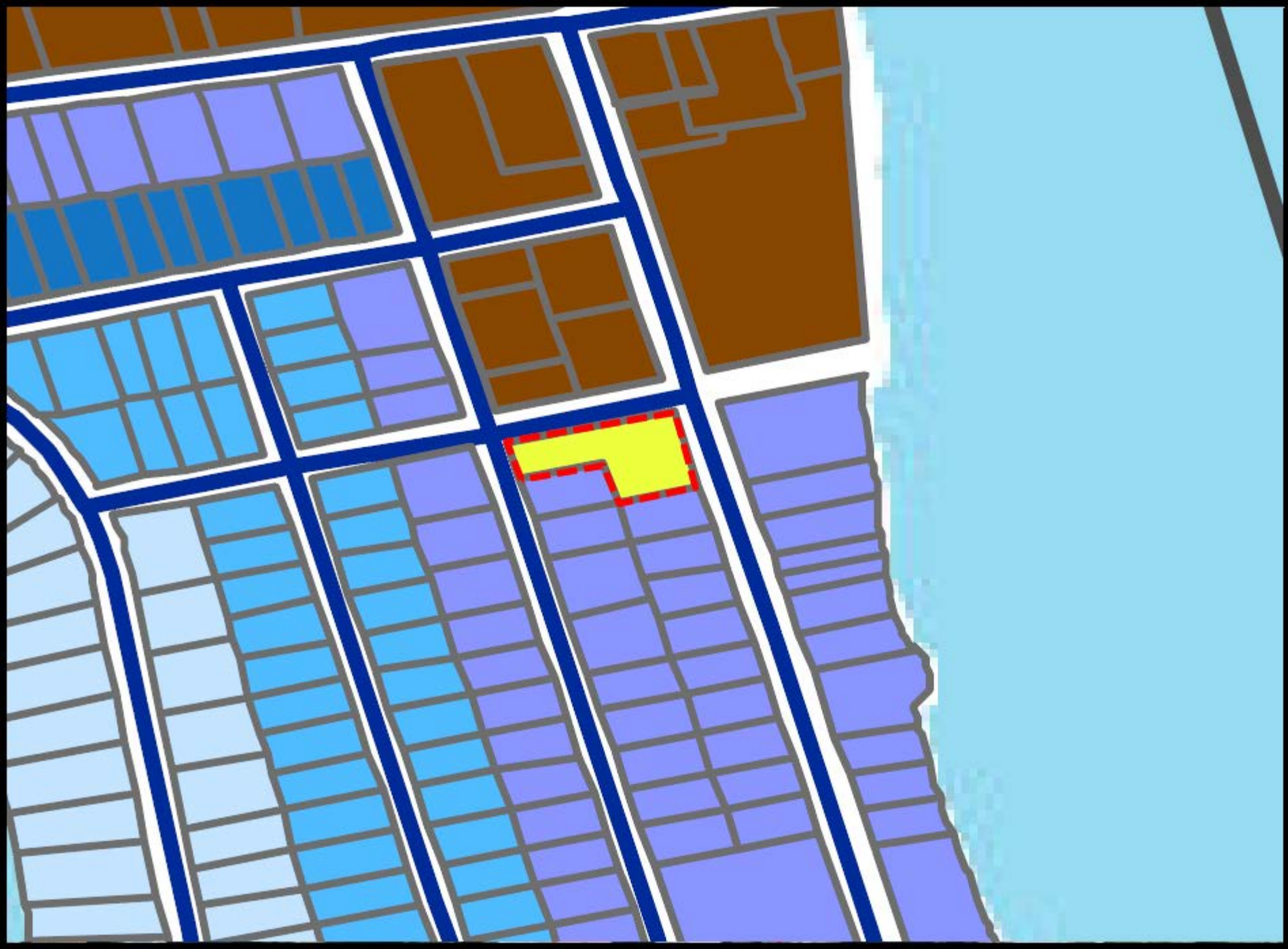
301 South Ocean Drive

Site Aerial



301 South Ocean Drive

Coastal Construction Control Line Map



301 South Ocean Drive

Zoning Map

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2015

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
SHINN RD	OKEECHOBEE RD to ORANGE AVE	750	1,080	54	B	0.132	59	B	0.144
SNEED RD	OKEECHOBEE RD to ORANGE AVE	600	670	46	B	0.209	44	B	0.200
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	13,000	790	851	F	1.013	703	D	0.890
SR A1A NORTH	US 1 to OLD DIXIE HWY	5,555	920	375	C	0.431	375	C	0.431
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	8,200	0	437	C	0.502	435	C	0.500
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	6,667	920	358	C	0.411	393	C	0.452
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	7,346	920	449	C	0.516	403	C	0.463
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	3,409	700	408	C	0.618	327	C	0.495
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	6,877	600	371	D	0.618	444	D	0.740
SR A1A SOUTH	OCEAN DR to BINNEY DR	11,044	600	549	D	0.915	575	D	0.958
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	11,044	790	549	D	0.695	575	D	0.728
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	9,551	1,550	525	C	0.761	475	C	0.688
SR A1A SOUTH	INDIAN RIVER DR to US 1	9,551	1,710	525	C	0.682	475	C	0.617
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	18,940	2,100	1,398	C	0.696	1,355	C	0.674
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	18,235	2,100	1,457	C	0.725	1,159	C	0.577
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	18,940	1,800	1,398	C	0.813	1,355	C	0.788
ST JAMES DR	TELFORD AVE to MIDWAY RD	23,858	2,100	1,322	C	0.658	1,607	C	0.800
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	4,367	790	323	C	0.828	246	C	0.631
ST LUCIE BLVD	KINGS HWY to KEEN RD	5,900	880	414	C	0.499	437	C	0.527
ST LUCIE BLVD	KEEN RD to 25TH ST	5,900	880	414	C	0.499	437	C	0.527
ST LUCIE BLVD	25TH ST to SENECA AVE	3,455	750	177	C	0.478	180	C	0.486
ST LUCIE BLVD	SENECA AVE to US 1	3,455	790	177	C	0.454	180	C	0.462
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	10,000	700	504	C	0.764	490	C	0.742
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	35,000	2,100	1,712	C	0.852	1,598	C	0.795
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	35,000	2,100	1,712	C	0.852	1,598	C	0.795
ST LUCIE WEST BLVD	COUNTRY CLUB DR to CASHMERE BLVD	35,000	2,100	1,712	C	0.852	1,598	C	0.795
ST LUCIE WEST BLVD	CASHMERE BLVD to BAYSHORE BLVD	44,500	3,170	2,225	C	0.720	2,108	C	0.682
SUNRISE BLVD	MIDWAY RD to BELL AVE	3,753	540	286	D	0.530	240	C	0.889
SUNRISE BLVD	BELL AVE to EDWARDS RD	4,004	750	254	C	0.686	264	C	0.714

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
SHINN RD	OKEECHOBEE RD to ORANGE AVE	824	1,030	57	B	0.150	66	B	0.174
SNEED RD	OKEECHOBEE RD to ORANGE AVE	1,592	500	116	B	0.725	111	B	0.694
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	12,000	710	726	E	0.955	651	D	0.917
SR A1A NORTH	US 1 to OLD DIXIE HWY	5,607	920	378	C	0.434	379	C	0.436
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	6,400	0	355	C	0.408	333	C	0.383
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	6,876	920	370	C	0.425	406	C	0.467
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	7,055	920	432	C	0.497	387	C	0.445
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	3,413	660	408	C	0.658	327	C	0.527
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	6,926	560	374	D	0.668	447	D	0.798
SR A1A SOUTH	OCEAN DR to BINNEY DR	11,338	560	564	E	0.940	590	E	0.983
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	11,338	790	564	D	0.714	590	D	0.747
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	9,799	1,550	539	C	0.781	487	C	0.706
SR A1A SOUTH	INDIAN RIVER DR to US 1	9,799	1,710	539	C	0.700	487	C	0.632
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	17,000	1,890	1,254	C	0.697	1,216	C	0.676
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	19,000	1,890	1,518	C	0.843	1,208	C	0.671
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	17,000	1,800	1,254	C	0.729	1,216	C	0.707
ST JAMES DR	TELFORD AVE to MIDWAY RD	21,000	1,890	1,163	C	0.646	1,414	C	0.786
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	4,300	680	318	C	0.964	243	C	0.736
ST LUCIE BLVD	KINGS HWY to KEEN RD	4,821	750	384	C	0.541	364	C	0.513
ST LUCIE BLVD	KEEN RD to 25TH ST	4,821	750	384	C	0.541	364	C	0.513
ST LUCIE BLVD	25TH ST to SENECA AVE	3,784	710	194	C	0.554	197	C	0.563
ST LUCIE BLVD	SENECA AVE to US 1	3,784	790	194	C	0.497	197	C	0.505
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	10,500	590	492	C	0.879	506	C	0.904
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	35,000	1,890	1,679	C	0.933	1,542	C	0.857
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	35,000	1,890	1,679	C	0.933	1,542	C	0.857
ST LUCIE WEST BLVD	COUNTRY CLUB DR to CASHMERE BLVD	35,000	1,890	1,679	C	0.933	1,542	C	0.857
ST LUCIE WEST BLVD	CASHMERE BLVD to BAYSHORE BLVD	44,000	2,850	2,285	C	0.822	2,125	C	0.764
SUNRISE BLVD	MIDWAY RD to BELL AVE	3,709	510	283	D	0.555	237	C	0.948
SUNRISE BLVD	BELL AVE to EDWARDS RD	4,016	640	254	C	0.794	265	C	0.828

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2012

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
RANGE LINE RD	MARTIN COUNTY LINE to BECKER RD	1,503	740	123	B	0.166	126	B	0.170
RANGE LINE RD	BECKER RD to GATLIN BLVD	1,503	740	123	B	0.166	126	B	0.170
RANGE LINE RD	GATLIN BLVD to GLADES CUT-OFF RD	1,503	740	123	B	0.166	126	B	0.170
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	5,627	790	340	B	0.430	377	B	0.477
RIO MAR DR	BEACH AVE to US 1	5,627	600	340	D	0.567	377	D	0.628
SAVONA BLVD	BECKER RD to PAAR DR	5,157	830	519	C	0.625	452	B	0.545
SAVONA BLVD	PAAR DR to GATLIN BLVD	5,157	790	519	C	0.657	452	B	0.572
SAVONA BLVD	GATLIN BLVD to CALIFORNIA	11,500	830	602	C	0.725	622	C	0.749
SAVAGE BLVD	GATLIN BLVD to SW IMPORT DR	3,592	830	215	B	0.259	235	B	0.283
SAVANNAH RD	US 1 to INDIAN RIVER DR	2,323	630	169	B	0.268	160	B	0.254
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	6,900	630	501	C	0.795	445	C	0.706
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	10,000	830	620	C	0.747	516	C	0.622
SHINN RD	MIDWAY RD to OKEECHOBEE RD	600	580	50	B	0.086	48	B	0.083
SHINN RD	OKEECHOBEE RD to ORANGE AVE	870	740	60	B	0.081	69	B	0.093
SNEED RD	OKEECHOBEE RD to ORANGE AVE	1,493	740	108	B	0.146	104	B	0.141
SR A1A NORTH	US 1 to OLD DIXIE HWY	4,710	660	318	D	0.482	318	D	0.482
SR A1A NORTH	OLD DIXIE HWY to SHOREWINDS DR	7,200	540	399	B	0.739	374	B	0.693
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER COUNTY LINE	6,803	920	366	B	0.398	401	B	0.436
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	5,977	920	366	B	0.398	328	B	0.357
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	3,530	700	422	C	0.603	338	B	0.483
SR A1A SOUTH	SEAWAY DR to BLUE HERON BLVD	7,363	700	398	B	0.569	476	C	0.680
SR A1A SOUTH	BINNEY DR to SEAWAY DR	11,698	700	582	C	0.831	609	C	0.870
SR A1A SOUTH	SOUTH CAUSEWAY PARK to BINNEY DR	11,698	920	582	C	0.633	609	C	0.662
SR A1A SOUTH	INDIAN RIVER DR to SOUTH CAUSEWAY PARK	11,994	1,860	660	B	0.355	597	B	0.321
SR A1A SOUTH	INDIAN RIVER DR to US 1	11,994	660	660	D	1.000	597	D	0.905
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	18,563	2,060	1,387	B	0.673	1,288	B	0.625
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	17,810	1,860	1,276	C	0.686	1,227	C	0.660
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	18,563	1,960	1,387	B	0.708	1,288	B	0.657
ST JAMES DR	TELFORD AVE to MIDWAY RD	22,482	2,060	1,451	B	0.704	1,414	B	0.686

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

Transportation Planning Organization
ST. LUCIE URBAN AREA

Spring 2008 Traffic Count Analysis

Roadway Name	Location	Roadway Classification	No _Ln	Count Date	2008 ADT	2008 ADT LOS[1]	AM Pk Time	AM Pkhr Vol	2008 AM Pkhr LOS[2]	PM Peak Time	PM Pkhr Vol	2008 PM Pkhr LOS[2]
Orange Ave	E. of Jenkins Rd	State Two-Way Arterial - Interrupted Flow Class I	4	6/24/2008	12,039	B	730-830	960	B	1630-1730	1014	B
Orange Ave	E. of I-95	State Two-Way Arterial - Interrupted Flow Class I	4	6/24/2008	13,997	B	715-815	1132	B	1630-1730	1203	B
Orange Ave	W. of I-95	State Two-Way Arterial - Interrupted Flow Class I	4	6/24/2008	24,749	B	730-830	1821	B	1630-1730	1858	B
Orange Ave	E. of Angle Rd	State Two-Way Arterial - Interrupted Flow Class I	4	6/24/2008	17,186	B	1145-1245	1219	B	1630-1730	1470	B
Orange Ave	W. of 7th St	State Two-Way Arterial - Interrupted Flow Class II	2	6/24/2008	10,033	C	1145-1245	778	C	1615-1715	876	C
Parr Dr	W. of Darwin Ave	State Two-Way Arterial - Interrupted Flow Class I	2	5/14/2008	2,088	B	630-730	176	B	1730-1830	182	B
Port St Lucie Blvd	W. of US 1 South	State Two-Way Arterial - Interrupted Flow Class I	6	6/25/2008	43,955	B	730-830	2981	B	1630-1730	3745	B
Port St Lucie Blvd	E. of Florida's Turnpike	State Two-Way Arterial - Interrupted Flow Class I	6	6/25/2008	43,317	B	730-830	2927	B	1630-1730	3686	B
Port St Lucie Blvd	W. of Florida's Turnpike	State Two-Way Arterial - Interrupted Flow Class I	6	5/14/2008	52,200	D	730-830	3878	B	1700-1800	4282	C
Port St Lucie Blvd	E. of Midport Rd	State Two-Way Arterial - Interrupted Flow Class I	6	6/25/2008	33,254	B	730-831	2144	B	1700-1801	2504	B
Port St Lucie Blvd	E. of Floresta Dr	State Two-Way Arterial - Interrupted Flow Class I	6	8/12/2008	57,146	F	1145-1245	4134	B	1430-1530	4404	C
Port St Lucie Blvd	W. of Floresta Dr	State Two-Way Arterial - Interrupted Flow Class I	6	8/6/2008	48,790	C	730-830	3200	B	1700-1800	4113	B
Prima Vista Blvd	US 1 South	State Two-Way Arterial - Interrupted Flow Class I	4	5/7/2008	31,023	C	730-830	2454	B	1630-1730	2843	C
Prima Vista Blvd	W. of Rio Mar Dr	State Two-Way Arterial - Interrupted Flow Class I	4	4/30/2008	32,638	C	730-830	2756	B	1700-1800	2813	C
Prima Vista Blvd	W. of Floresta Dr	State Two-Way Arterial - Interrupted Flow Class I	4	4/23/2008	23,601	B	730-830	1739	B	1715-1815	1886	B
Prima Vista Blvd	W. of Airoso Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	4/23/2008	25,612	B	730-830	1790	B	1730-1830	1964	B
Rangeline Rd	N. of Martin County Line	State Two-Way Arterial - Interrupted Flow Class I	2	3/19/2008	1,730	B	645-745	185	B	1530-1630	165	B
Rio Mar Dr	N. of Prima Vista Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	4/30/2008	5,296	C	730-830	429	C	1630-1730	473	C
Savage Blvd	N. of Gatlin Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	5/14/2008	3,192	B	745-845	289	B	1800-1900	345	B
Savannah Rd	W. of Indian River Dr	Major City/County Road	2	3/24/2008	1,608	C	730-830	158	C	1700-1800	180	C
Savannah Rd	E. of US 1 South	Major City/County Road	2	3/26/2008	2,120	C	715-815	206	C	1645-1745	224	C
Savona Rd	S. of Becker Rd	State Two-Way Arterial - Interrupted Flow Class I	2	5/14/2008	4,810	C	630-730	389	B	1645-1745	558	C
Shinn Rd	S. of Orange Ave	Major City/County Road	2	2/25/2008	1,413	C	700-800	150	C	1530-1630	142	C
Sneed Rd	N. of Okeechobee Rd	Major City/County Road	2	2/27/2008	731	C	645-745	85	C	1530-1630	94.1	C
Southbend Blvd	N. of Becker Rd	State Two-Way Arterial - Interrupted Flow Class I	2	4/23/2008	5,637	C	730-830	522	C	1700-1800	587	C
Southbend Blvd	S. of Floresta Dr	Major City/County Road	2	5/7/2008	10,071	D	715-815	841	C	1715-1815	950	D
SR A1A North	S. of Regal Rd	State Two-Way Arterial - Uninterrupted Flow	2	6/24/2008	4,272	B	730-830	361	B	1500-1600	382	B
SR A1A North	E. of US 1 North	State Two-Way Arterial - Interrupted Flow Class I	2	6/24/2008	8,025	C	1130-1230	664	C	1530-1630	716	C
SR A1A South	S. of Seaway Dr	State Two-Way Arterial - Interrupted Flow Class I	2	6/24/2008	6,423	C	1145-1245	420	C	1615-1715	617	C
SR A1A South	E. of South Bridge	State Two-Way Arterial - Interrupted Flow Class I	2	7/8/2008	12,491	C	1145-1245	874	C	1645-1745	1035	C
SR A1A South	E. of US 1 North	State Two-Way Arterial - Interrupted Flow Class I	4	7/8/2008	14,800	B	1130-1230	1049	B	1645-1745	1174	B
SR A1A South	S. of FPL Plant	State Two-Way Arterial - Uninterrupted Flow	2	8/5/2008	3,757	B	0600-700	527	B	1615-1715	444	B
St Lucie Blvd	W. of 25th St North	State Two-Way Arterial - Interrupted Flow Class I	2	6/24/2008	5,661	C	1130-1230	411	C	1615-1715	567	C
St Lucie Blvd	E. of Keen Rd	State Two-Way Arterial - Interrupted Flow Class I	2	2/21/2008	6,260	C	730-830	534	C	1630-1730	631	C
St Lucie Blvd	W. of US 1 North	State Two-Way Arterial - Interrupted Flow Class I	2	6/17/2008	4,692	C	1130-1230	368	B	1615-1715	423	C
St Lucie West Blvd	W. of I-95	State Two-Way Arterial - Interrupted Flow Class I	2	4/28/2008	10,737	C	1100-1200	814	C	1500-1600	899	C
St Lucie West Blvd	W. of Florida's Turnpike	State Two-Way Arterial - Interrupted Flow Class I	4	4/30/2008	38,330	F	1145-1245	2942	C	1700-1800	3481	F
St Lucie West Blvd	E. of I-95	State Two-Way Arterial - Interrupted Flow Class I	4	4/30/2008	38,294	F	730-830	3431	F	1630-1730	3138	C
St. James Dr	S. of Peachtree Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	5/14/2008	18,393	B	730-830	1935	B	1645-1745	1868	B
St. James Dr	N. of Airoso Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	5/12/2008	9,321	B	730-830	1937	B	1645-1745	1821	B

ENGINEERING DESIGN
& CONSTRUCTION, INC.
1934 Tucker Court
Fort Pierce, FL 34950
phone: 772-462-2455
fax: 772-462-2454

RECEIVED
JUN 01 2011
CITY OF FORT PIERCE
PLANNING & ZONING

May 25, 2011

11-219

Mr. David Carlin
Interim Director
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954-1480

Re: Traffic Generation Analysis
St Lucie Court
301 South Ocean Drive

Dear Mr. Carlin,

This traffic generation study shall serve as an approximation of the future traffic generated by a 3600 square feet specialty retail facility and a 4 unit Residential Condominium / Townhouse facility located at 301 South Ocean Drive. The current 7th Edition of the Institute of Transportation Engineers (ITE) Trip Generation manual was utilized to perform the trip generation. Land use codes 814 (Specialty Retail) and 230 (Residential Condominium / Townhouse) were utilized.

The following is an accounting of the trip generation for the facility and the minimal impact on the surrounding roadway network. Additionally the report will show that the additional traffic generated by this facility will allow the existing roadway to continue to operate at it's current level of service with no mitigation required for the project.

Existing Traffic and Level of Service

This section of State Road A-1-A is currently a two-way arterial, interrupted flow, Class I roadway. The St Lucie County TPO Spring 2008 reports the following information for State Road A-1-A between Seaway Drive and the Florida Power and Light Power Plant:

- Average Daily Trips 6,423 Trips, Operating at LOS C
- A.M. Peak Hour Volume 420 Trips, Operating at LOS C
- P.M. Peak Hour Volume 617 Trips, Operating at LOS C

Traffic Generation for Proposed 3,600 s.f. Specialty Retail & 4 Townhouse Units

The Average Daily Trips were calculated for the weekday, Saturday, and Sunday. The greater of the three (weekday) was utilized. Additionally, the Peak Hour Volumes were calculated for the weekday. There is no weekend Peak Hour Volume information listed in the ITE, therefore the weekday information was utilized. When the project did not fall on the provided fitted curve, the Average Rate was utilized for calculations.

The following are the calculations of the trip generation for the proposed retail facility:

- ADT - Weekday (per 1,000 square feet)
  - T = 42.78(x) + 37.66 = 42.78(3.6) + 37.66 = **192 Trips**
- A.M. Peak Hour Generator – Weekday (per 1,000 square feet)
  - 6.84 x (3,600 / 1000) = **25 Trips** (average)
- P.M. Peak Hour Generator – Weekday (per 1,000 square feet)
  - 5.02 x (3,600 / 1000) = **19 Trips** (average)

The following are the calculations of the trip generation for the proposed residential facility:

- ADT - Weekday (per dwelling unit)
  - Ln(t) = 0.85 Ln(x) + 2.55 = **42 Trips**
- A.M. Peak Hour Generator – Weekday (per dwelling unit)
  - 4 x 0.44 = **2 Trips** (average)
- P.M. Peak Hour Generator – Weekday (per dwelling unit)
  - 4 x 0.52 = **3 Trips** (average)

The total trips summary for the proposed project is as follows:

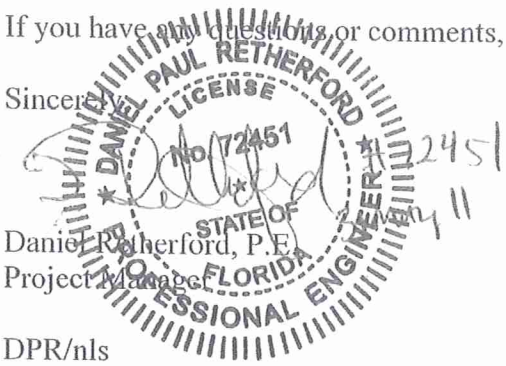
- Max ADT is for the weekday totaling (192 + 42) **234 Trips**.
- Max A.M. Peak Hour Generator is for the weekday totaling (25 + 2) **27 Trips**.
- Max P.M. Peak Hour Generator is for the weekday totaling (19 + 3) **22 Trips**.

Summary

This analysis has shown that the addition of the trips generated from this project is insignificant to State Road A-1-A. The 234 daily trips are less than 2% of the current LOS C capacity and the roadway will continue to operate within the current level of service. Additionally the roadway improvements currently underway in this area, when complete, will make the impact of this project even more insignificant.

If you have any questions or comments, please give me a call to discuss.

Sincerely,



Daniel Retherford, P.E.
Project Manager

DPR/nls

cc: Rich Allen
project file #11-219

City Commission Regular Meeting **Agenda Item # 10. e.**

Meeting Date: 05/02/2016

Re: Above Ground LP Tank for Ronald and Mary Duncan

Submitted For: Marc Meyers, Building Official, Building

SUBJECT:

Approve the installation of an above ground LP Tank for Ronald and Mary Duncan at 2444 Mohawk Avenue.

SUMMARY:

Ronald and Mary Duncan have requested a permit to install an above ground LP tank to service a generator at 2444 Mohawk Avenue. City Commission approval is required per Section 7-20 of the City Ordinance.

RECOMMENDATION:

Approval of the LP Tank.

ALTERNATIVES:

Deny the installation of the LP Tank.

RESPONSIBLE STAFF:

Marc Meyers, Building Official

COORDINATED WITH:

Kristie Kirstein, Senior Permit Specialist

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

$195.25 to the Building Department Fund for permit and application fees.

Attachments

2444 Mohawk Ave

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	04/25/2016 04:40 PM

Form Started By: Kristie Kirstein Started On: 04/19/2016 05:59 PM

Final Approval Date: 04/25/2016

CITY OF FORT PIERCE, FLORIDA
BUILDING DEPARTMENT
APPLICATION FOR BUILDING PERMIT

(772) 467-3529 or 467-3724 FAX (772) 467-3849

Permit # 16-1139
FBC 2014 (5th edition)
PIN # 271645

*Property Address 2444 MOHAWK AVE *Date 4-18-16 # of plans submitted (2) * # of CD's submitted ____
Parcel ID# 1428-702-0045-000 Phone # (____) ____ - Fax # (____) ____ -
(Located on your tax.bill) Email Address SHAMPSPOT2@AOL.COM Cell # (772) 812 - 8095
*Owner Name RONALD & MARY DUNCAN *Owner Address 2444 MOHAWK AVE FT. PIERCE FL.

Type of permit GAS (LP GAS) *Valuation $ 1,700.00
*Description of Work SET 250 GALLON PROPANE 4 U/G GAS LINE TO GENERATOR above ground

Architect: _____ Phone(____) ____ - ____ Fax (____) ____ - ____
Email Address _____
Engineer: _____ Phone(____) ____ - ____ Fax (____) ____ - ____
Email Address _____

*CONTRACTOR/APPLICANT INFORMATION: City License # _____ State License # 05594
Company Name MARTIN COUNTY PROPANE Qualifier DANNY CULBERSON
Address 3586 SW MARTIN HWY City/State PALM CITY Zip 34990
Phone # (772) 287 - 1900 EXT. 15 Fax # (____) ____ - ____ Cell # (772) 626 - 7235
Email Address PALMCITY@COMCAST.NET

RECEIVED
APR 19 2016
Building Department

SUBCONTRACTORS: See Subcontractor Verification Sheet. It may be Required to accompany this application
Occupancy _____ Construction Type LP-GAS # of Units _____ # of Stories _____
Sq. Ft. Conditioned Space _____ Total Sq. Ft. _____

Is the property located in a Special Flood Hazard Area (floodplain) per the current Flood Insurance Rate Map (FIRM)
☐ Yes ☑ No
If Yes, the applicant must include certified elevation information on a FEMA NFIP Elevation Certificate.

I understand that no building may be occupied until a Certificate of Occupancy/Certificate of Completion has been issued after final inspection by the Building Department and full compliance with the building code, city and state ordinances and other applicable rules and regulations. I am also verifying that all sets of plans submitted are identical.

Signature of Applicant _____ Signature of Property Owner _____

State of Florida, County of Martin
Affirmed to and subscribed before me this 18th April, 2016, by Danny Culberson
personally known to me or who has produced
as identification. _____
Notary Signature: _____
Notary (print name) _____

BARBARA DEFOREST MY COMMISSION #FF081542 EXPIRES January 31, 2018 FloridaNotaryService.com

State of Florida, County of Martin
Affirmed to and subscribed before me this 18th Day of April 2016, by Danny Culberson
personally known to me or who has produced
as identification. _____
Notary Signature: Barbara DeForest
Notary (print name) _____

BARBARA DEFOREST MY COMMISSION #FF081542 EXPIRES January 31, 2018 Florida Notary Service.com (407) 398-0153

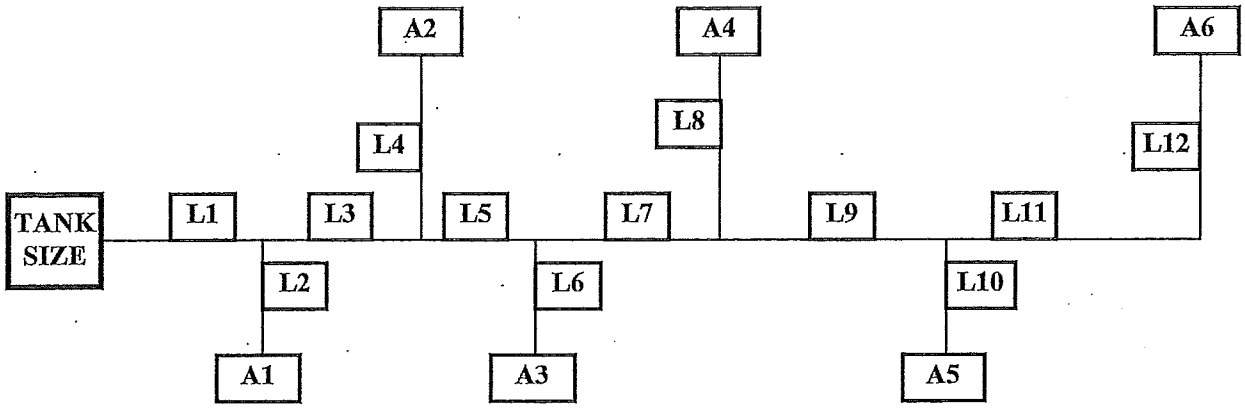
Construction documents must accompany this application. The Florida energy code submitted becomes an integral part of this plan and must pass final inspection. "Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public record of this county, and there may be additional permits required from other governmental entities such as waste management districts, state agencies, or federal agencies." SIGNATURE OF THE APPLICANT MUST BE NOTARIZED. If owner builder, applicant must sign in person. BUILDING PERMIT includes: Building, Electrical, Plumbing, Mechanical, and Sewer only. All other trades require separate permits.
*Required Information

Asbestos compliance: It is the owner's or operator's responsibility to comply with section 469.003, Florida Statutes, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.

OFFICE USE ONLY

FEES: * See the break Down Fee Sheet
Total Fees Due $ 105.25
BF 100 PL 75-rd cc SC 5.25
Remarks _____
Reviewed by _____ Date _____ Building Official _____ Date _____

GAS PIPING SCHEMATIC



ABOVE GROUND

TANK SIZE: 250 Gals

APPLIANCE – TYPE/SIZE

A1	GENERATOR	77,440 BTU
A2		BTU
A3		BTU
A4		BTU
A5		BTU
A6		BTU

PIPING LENGTH & SIZE

L1	35 Ft.	3/4" Inch Dia.
L2	Ft.	Inch Dia.
L3	Ft.	Inch Dia.
L4	Ft.	Inch Dia.
L5	Ft.	Inch Dia.
L6	Ft.	Inch Dia.
L7	Ft.	Inch Dia.
L8	Ft.	Inch Dia.
L9	Ft.	Inch Dia.
L10	Ft.	Inch Dia.
L11	Ft.	Inch Dia.
L12	Ft.	Inch Dia.

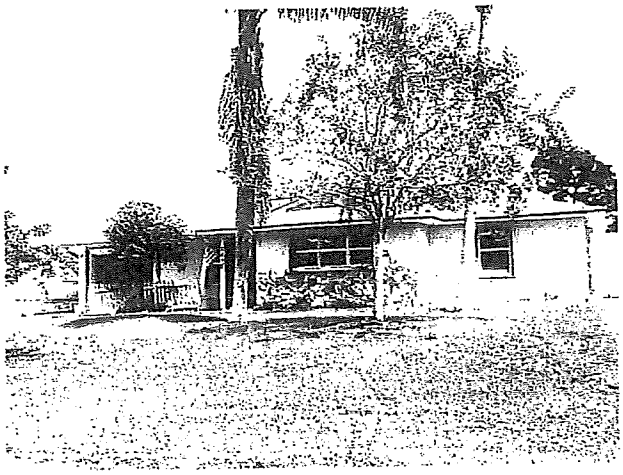
Pipe size was taken from the 2010 FBC Fuel Gas Code – Table 402 (_____)

Property Identification

Site Address:	2444 MOHAWK AVE
Parcel ID:	1428-702-0045-000-9
Account #:	9594
Map ID:	14/33N
Use Type:	0100
Zoning:	RS-4
City/County:	Fort Pierce

Ownership

Ronald L Duncan
Mary K Duncan
2444 Mohawk Ave
Fort Pierce, FL 34946



Legal Description

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2916 MOHAWK AV) N 21.5 FTOF LOT 13, ALL LOT 14 AND S 13.5 FT OF LOT 15 A/D/A S 85 FT OF N 595 FT OF FOL DESC PROP: W 1/2 OF BLKS 2 AND 25 AND THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 1032-2129 : 1892-1004)

Current Values

Just/Market Value:	$74,100
Assessed Value:	$66,187
Exemptions:	$41,187
Taxable Value:	$25,000

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	1,355
Gross Area (SF):	3,442
Land Size (acres):	0.27
Land Size (SF):	11,897

Sale History

Date:	Jan 28, 2004
Book/Page:	1892 / 1004
Sale Code:	01
Deed:	WD
Grantor:	Duncan,Ronald L
Price:	$65,000
Date:	Aug 26, 1996
Book/Page:	1032 / 2129
Sale Code:	00
Deed:	AA
Grantor:	
Price:	$65,000

Building Information (1 of 1)

Finished Area: 1,355 SF

Gross Total Area: 3,442 SF

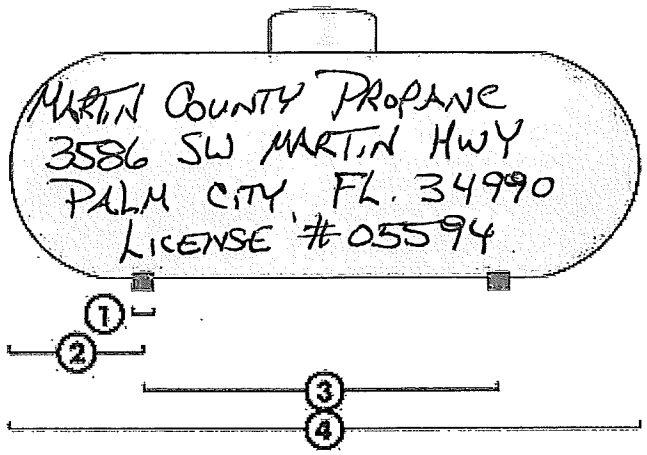
Tank Specifications

HOMEOWNER: RONALD & MARY DUNCAN
2444 MOHAWK AVE.
FT. PIERCE, FL. 3

MARTIN COUNTY PROPANE
3586 SW MARTIN HWY
PALM CITY FL. 34990
LICENSE #05594

Height from Top of Tank to Dome Top

AG	7.50
AG/UG	10.75
AG/UG Long	14.75
UG (SNR)	14.75
UG (LNR)	26.75



	Tank Size (in gallons)	120	150	250	320	475	500	1000
	Dimensions	24x67	24x82	30x92	30x114	37x113	37x120	41x190
	Approximate Weight (in pounds)	260	380	480	620	920	940	1800
	Shell Thickness	0.140	0.140	0.175	0.175	0.218	0.218	0.238
	Head Thickness	0.138	0.138	0.148	0.148	0.184	0.184	0.201
1	Leg Width	2.5	2.5	2.5	2.5	3	3	3
2	Leg Distance from Edge of Shell	6.5	2.75	1.75	6	4	4	4
3	Leg Distance from Center to Center	34.5	59	60	60	60	60	141.5
4	Shell Width	50	67	64	87	75	81	149

All dimensions are in inches unless otherwise noted. Dimensions may vary +/- 1".

CLICK HERE FOR A STACK CONFIGURATION

Find Your Rep

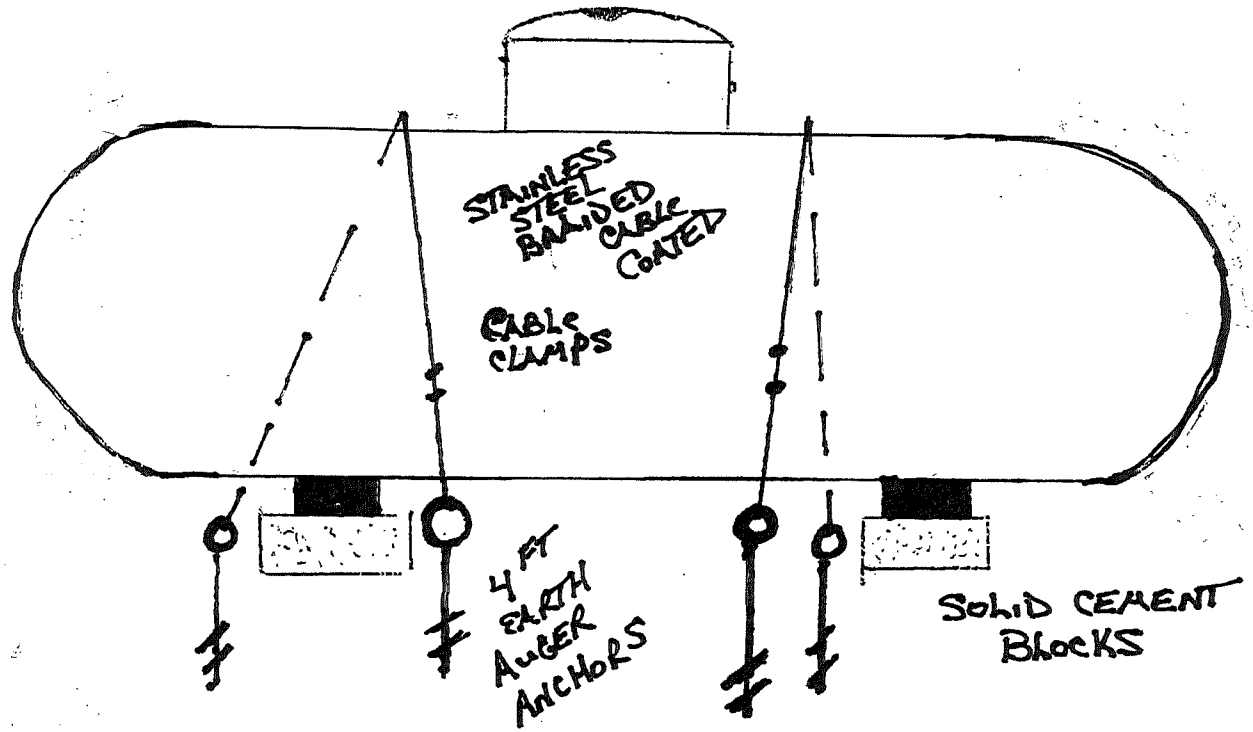
Find A Location

About Our Tanks

Stack Configurations

Copyright © 2013-2014 Quality Steel Corporation Site designed and powered by Philip Brand Consulting

MARTIN COUNTY PROPANE
3586 S.W. MARTIN HWY
PALM CITY, FL. 34990
LICENSE #05594



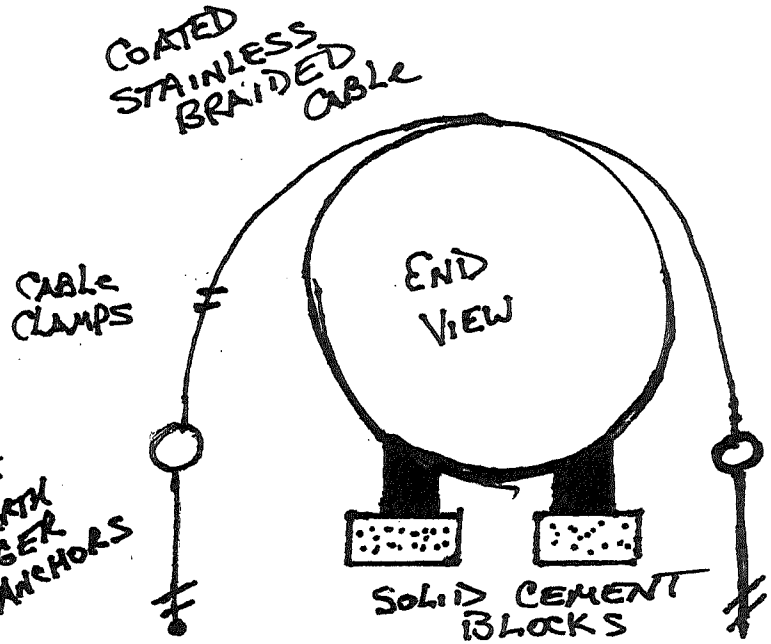


Table 15.1(o) Polyethylene Plastic Pipe Sizing Between First Stage and Second Stage Regulators: Nominal Outside Diameter (IPS)

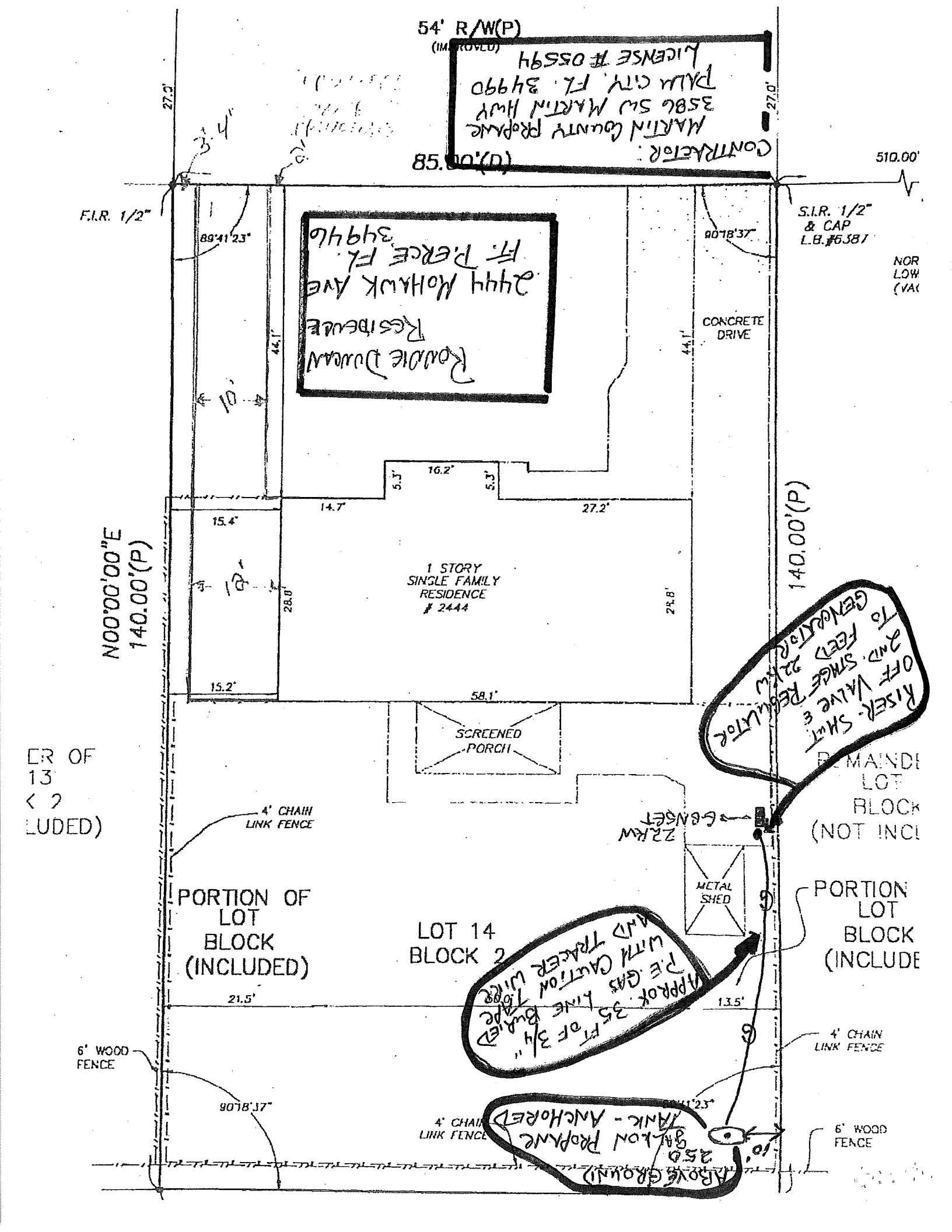
HOMEOWNER:
RONALD & MARY DUNKIN
2444 MOHAWK AVE
FT. PIERCE, FL. 34946

Gas:	Undiluted Propane
Inlet Pressure:	10.0 psi
Pressure Drop:	1.0 psi
Specific Gravity:	1.52

Plastic Pipe Length (ft)	½ in. SDR 9.33 (0.660)	¾ in. SDR 11.0 (0.860)	1 in. SDR 11.00 (1.077)	1¼ in. SDR 10.00 (1.328)	1½ in. SDR 11.00 (1.554)	2 in. SDR 11.00 (1.943)
30	2143	4292	7744	15416	20260	36402
40	1835	3673	6628	11482	17340	31155
50	1626	3256	5874	10176	15368	27612
60	1473	2950	5322	9220	13924	25019
70	1355	2714	4896	8483	12810	23017
80	1261	2525	4555	7891	11918	21413
90	1183	2369	4274	7404	11182	20091
100	1117	2238	4037	6994	10562	18978
125	990	1983	3578	6199	9361	16820
150	897	1797	3242	5616	8482	15240
175	826	1653	2983	5167	7803	14020
200	778	1539	2775	4807	7259	13043
225	721	1443	2603	4510	6811	12238
250	681	1363	2459	4260	6434	11560
275	646	1294	2336	4046	6111	10979
300	617	1235	2228	3860	5830	10474
350	567	1136	2050	3551	5363	9636
400	528	1057	1907	3304	4989	8965
450	495	992	1789	3100	4681	8411
500	468	937	1690	2928	4422	7945
600	424	849	1531	2653	4007	7199
700	390	781	1409	2441	3686	6623
800	363	726	1311	2271	3429	6161
900	340	682	1230	2131	3217	5781
1000	322	644	1162	2012	3039	5461
1500	258	517	933	1616	2441	4385
2000	221	443	798	1383	2089	3753

IPS: Iron pipe size. SDR: Standard dimension ratio.
Notes:
(1) Capacities are in 1000 Btu/hr.
(2) Dimensions in parentheses are inside diameter.

CONTRACTOR: MARTIN COUNTY PROPANE
3586 SW MARTIN HWY
PALM CITY, FL. 34990
LICENSE # 05594



CONTRACTOR:
MARTIN COUNTY PROPANE
3586 SW MARTIN HWY
PALM CITY, FL. 34990
LICENSE # 05594

RESIDENCE
FT. PIERCE FL.
3494 MOHAWK AVE

RISER - SHUT OFF VALVE & 2ND STAGE REGULATOR TO GENERATOR

APPROX. 35 FT OF 3/4" P.E. GAS LINE BURIED WITH CAUTION TAPE AND TRACER WIRE

ABOVE GROUND 250 GALLON PROPANE TANK - ANCHORED

City Commission Regular Meeting **Agenda Item # 10. f.**

Meeting Date: 05/02/2016

Re: Approval of Quote to Resurface Dan McCarty Track

Submitted For: Libby Woodruff, Urban Redevelopment Manager, Planning & Zoning

---

SUBJECT:

Approval of contract award in the amount of $35,395.00 to Lynch Paving and Construction, Bid #2016-016, to Resurface Dan McCarty Track.

SUMMARY:

City Commission approved Interlocal Agmt w/SLC School District to resurface Dan McCarty Track on 3/7/16. Commission approved Continuing Services Contract w/Lynch Paving & Construction Company, Inc. on 2/1/16 - Bid #2016-016. Lynch Paving & Construction quote for this project is $35,395.

RECOMMENDATION:

Approve the quote from Lynch Paving and Construction, Inc. to resurface and stripe Dan McCarty Track.

ALTERNATIVES:

Do not approve the quote to resurface the track.

RESPONSIBLE STAFF:

Libby Woodruff, Urban Redevelopment Manager

COORDINATED WITH:

Rebecca Grohall, Planning Director

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2014

Account: 10390025548340

Amount: $23,000

OTHER INFORMATION:

$23,000 was allocated in the 2014-2015 CDBG Action Plan for this project.
The City of Fort Pierce will pay $23,000 of the $35,395 required to resurface and stripe the Dan McCarty Track. The
SLC School District will pay the balance ($12,395) and cover the costs to replace 8 existing lights with LED lighting. The City's portion of this expenditure will be reimbursed to the City via 2014-2015 CDBG.

Attachments

Interlocal Agreement

Commission Approval of Lynch

Form Review

Inbox	Reviewed By	Date
City Manager	Jennifer Robinson	04/25/2016 10:03 AM
Finance Department	Johnna Morris	04/28/2016 09:13 AM
City Manager	Nick Mimms	04/28/2016 11:31 AM
Form Started By: Libby Woodruff		Started On: 04/15/2016 10:19 AM
Final Approval Date: 04/28/2016		

INTERLOCAL AGREEMENT FOR CONTRIBUTION

(Dan McCarty Middle School track)

THIS INTERLOCAL AGREEMENT is made and entered into as of the 8th day of March, ~~2015~~ 2016, by and between the SCHOOL BOARD OF ST. LUCIE COUNTY, governing body of the School District of St. Lucie County, Florida ("School Board"), and the CITY OF FORT PIERCE, a municipal corporation of the State of Florida ("City").

WITNESSETH

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, permits local governmental units to make the most efficient use of their respective powers by enabling them to cooperate with one another on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, the School Board owns certain lands located in St. Lucie County, Florida, more fully described in the attached Exhibit A ("Property"); and

WHEREAS, the School Board has developed a portion of Property as a track for Dan McCarty Middle School ("Track"); and

WHEREAS, the School Board plans to construct, and the City will provide construction administration for certain improvements for the Track ("Track Improvements"), which will improve the safety usability and efficiency of the Track for all participants and for the benefit of the community; and

WHEREAS, the City will administer the contract for the construction of the Track Improvements; and

WHEREAS, the School Board, and the City each agree to share in the total cost of designing, permitting, and constructing the Track Improvements, as outlined below.

NOW, THEREFORE, for and in consideration of these and other premises, the School Board, and the City hereby covenant and agree as follows:

1. Track Improvements.
   (a) The City will perform the necessary construction administration of the project.

   (b) The Track Improvements shall be constructed as follows:
      (1). Leveling course and repaving track with 1 inch asphalt
      (2) Restripe lane markers with 4 inch thermoplastic paint
      (3) Replace existing lights with new LED lights

(c) The School Board shall contribute nineteen thousand dollars ($19,0000) of the total project cost and the City shall contribute twenty three thousand dollars ($23,000) of the total project cost. The School Board shall make such payments to the City not later than thirty (30) days after the notice to proceed is issued by the City and the School Board is invoiced.

2. Maintenance. The School Board shall be responsible for maintaining the Track after the Track Improvements are completed.

3. Operation: The School Board will make the track available and open for public use at times that are not in conflict with the School Board's regular use of the track for school operations. The School Board shall have the sole and exclusive right to determine the days and times that the track is open for public use and shall have the right to both modify the days and times for public access to the track at any time and to temporarily suspend public access to the track.

4. Amendment. This Agreement may only be amended by written document signed by both parties and filed with the Clerk of the Circuit Court of St. Lucie County, Florida.

5. Notice. Until further written notice by either party to the other, all notices provided for in this Agreement shall be in writing and transmitted by messenger, mail, or facsimile transmission, and if to the School Board, shall be mailed or delivered to the School Board at:

Superintendent
School Board of St. Lucie County
4204 Okeechobee Road
Fort Pierce, Florida 34947

With Copy to:
School Board Attorney
School Board of St. Lucie County
4204 Okeechobee Road
Fort Pierce, FL 34947

and

Director of Facilities
School Board of St. Lucie County
327 N.W. Commerce Park Drive
Port St. Lucie, Florida 34986

To City at:
City Manager
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954-1480

With Copy to:
City Attorney
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954-1480

5. Recording of Agreement. Upon execution of this Agreement, the School Board shall, at the School Board's expense, cause this Agreement to be recorded with the Clerk of the Circuit Court of St. Lucie County, Florida.

6. Effective Date. This Agreement shall be effective upon filing with the Clerk of the Circuit Court of St. Lucie County, Florida, in accordance with Section 163.01(11), Florida Statutes.

7. Venue. Venue of any action to enforce the terms of this Agreement shall be in St. Lucie County if filed in state court, and in the Southern District of Florida if filed in federal court.

8. Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior oral or written agreements between the parties with respect thereto.

9. Counterparts. This Agreement may be executed in several counterparts, each of which shall be considered an original.

IN WITNESS WHEREOF, the School Board, the County, and the City have caused this Agreement to be executed by their duly authorized representatives

ATTEST:

E. Wayne Gent, Superintendent
and Ex Officio Secretary

SCHOOL BOARD OF ST. LUCIE COUNTY, FLORIDA

By: _____, Chair Kathryn Hensley 3-8-16

APPROVED AS TO FORM AND CORRECTNESS:

By: _____
Daniel B. Harrell
Attorney for the School Board of St. Lucie County, Florida

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 8th day of March, 2016 2015, by Kathryn Hensley as Chair of the School Board of St. Lucie County, Florida. She is personally known to me, or has produced N/A as identification and did not take an oath.

CHRISTINE L HARRISON
MY COMMISSION # FF 129710
EXPIRES: August 30, 2018
Bonded Thru Notary Public Underwriters

Notary Seal

Christine L. Harrison
Notary Public-State of Florida
Print Name: Christine L. Harrison

Dan.McCarty.Track.Interlocal.Clean.January.2016

My commission expires: 8-30-2018

ATTEST:

Linda W. Cox
Linda Cox, City Clerk

CITY OF FORT PIERCE, FLORIDA

By: Linda Hudson
Linda Hudson, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

By: _____
Robert V. Schwerer, Esq., City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 18th day of February, 2015, by Linda Hudson, as Mayor of the City of Fort Pierce, Florida. She is personally known to me and did not take an oath.

Linda W. Cox
Notary Public-State of Florida
Print Name: _____
My commission expires: _____

[Notary Seal] LINDA WRIGHT COX
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF052403
Expires 9/9/2017

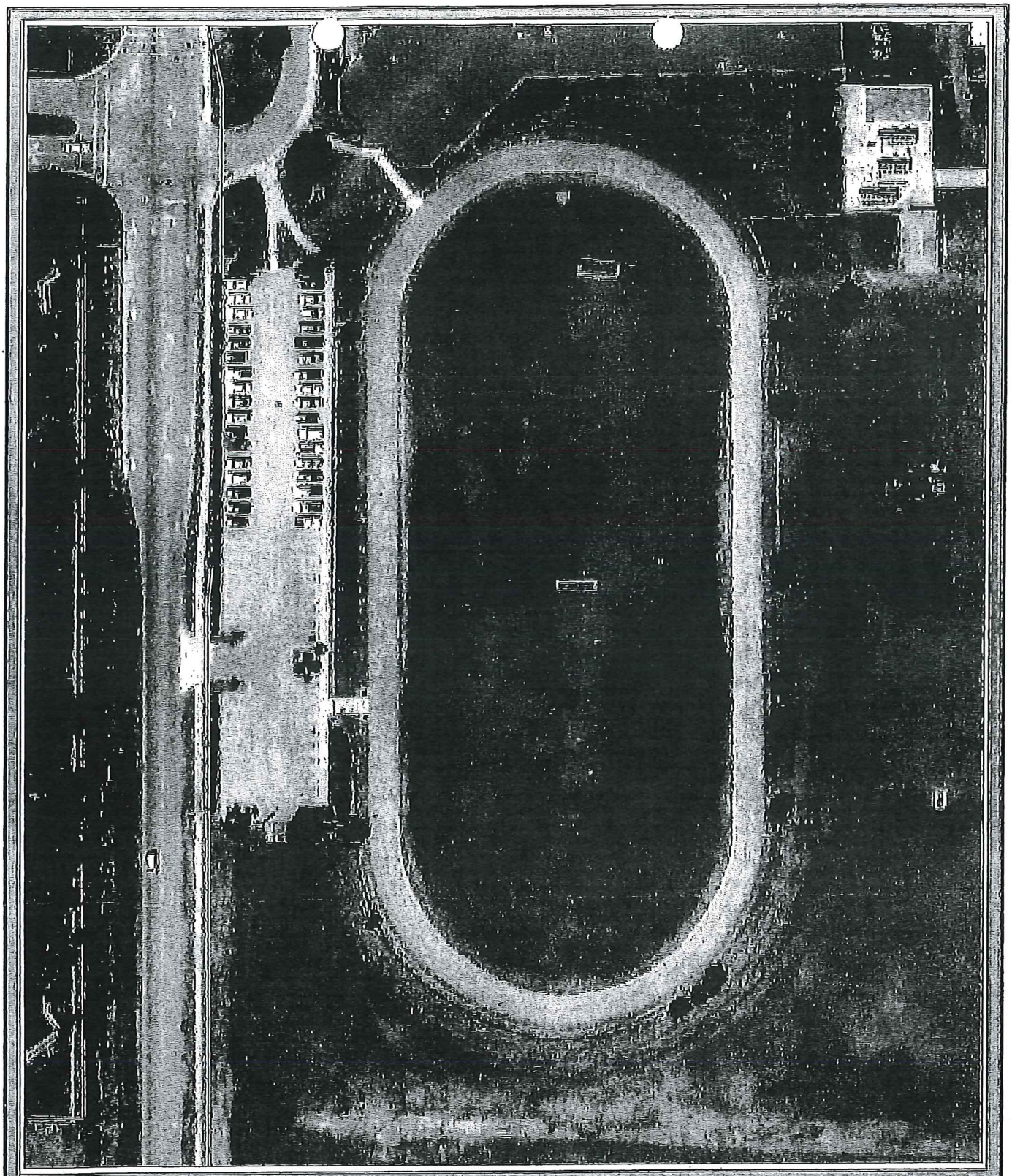
EXHIBIT A

PROPERTY DESCRIPTION

THE SW 1/4 OF THE SE 1/4 OF THE NE 1/4 AND WEST 260 FEET OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 AND WEST 260 FEET OF THE EAST 1/2 OF THE NE 1/4 OF THE SE 1/4 AND WEST 1/2 OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA , LESS THE STREET AND LESS AS IN OR 417-2925.

EXHIBIT B

TRACK AREA



This map is a conceptual tool utilized for project development only. Though the information provided by this map is accepted to be accurate for the City's Administrative purposes, it is not to be used for technical purposes. Any information, including but not limited to software and data, received from City of Ft. Pierce in fulfillment of a public records request is provided "AS IS" without warranty of any kind. Any information provided by this map to be used for purposes other than reference must be confirmed by field survey. Aerial photo taken Jan 2012, City of Ft. Pierce Engineering Dept.

DAN McCARTY MIDDLE SCHOOL TRACK

Printed: Aug 2015

N W E S

1" = 80'

of Transportation and the City of Fort Pierce, Florida for the use and benefit of Fort Pierce Utilities Authority, for the upcoming Kings Highway Road Widening project.

b. Waive interest, penalties, and administrative fees in the amount of $129.90 leaving a balance due of $91.86, payable in 60 days, against 3109 Avenue B, Ft. Pierce, FL, Parcel ID 2408-506-0019-999-7, which was purchased through a tax deed sale and brought into compliance by Bemnet Yohannes, 3106 Avenue B, Ft. Pierce, FL 34947.

c. Waive interest, penalties, and administrative fees in the amount of $175.68, leaving a balance due of $1,046.08 assessed for emergency repairs against 3109 Avenue B, Ft. Pierce, FL, Parcel ID 2408-506-0019-000-7. The new owner, Bemnet Yohannes, 3106 Avenue B, Ft. Pierce, FL 34947, purchased the property through a tax deed sale. The balance of $1,046.08 can be paid via a payment plan.

d. Approval of Brothers Construction, Inc. Change Order No. 1 in the amount of $10,388.90 providing compensation for additional work completed during the construction of the Melody lane Fishing Pier.

e. Approval to piggyback the City of Clearwater Agreement for Professional Services (RFQ 13-13) with Walker Parking Consultants/Engineers, Tampa Florida. Not to exceed $40,000.00

f. Approval to purchase eleven (11) patrol vehicles: eight (8) Ford Interceptor Sport Utility Vehicles and three (3) Ford Interceptor Sedan vehicles in the amount not to exceed $365,045.00.

g. Approval of Bid No. 2016-016 for Furnish and Install Asphaltic Concrete 10-199 Ton, by piggybacking City of PSL Bid No. 20150080 to Lynch Paving and Construction Co.,Inc of Okeechobee, FL. for Citywide resurfacing needs in an amount not to exceed $250,000.00.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to approve items **9a**, **9b**, **9c**, **9d**, **9e**, **9f** and **9g** on the Consent Agenda.

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Reginald Sessions, Mayor Linda Hudson

Passed

10. PUBLIC HEARINGS

a. Review and approval of a Site Plan and Design Plan submitted by Thomas Engineering Group, LLC to construct a Cumberland Farms convenience store and fueling station at 2009 S 35th Street. Property is zoned C-3, General Commercial. (Parcel ID 2417-343-0005-000-5).

Clarissa Davis, Planner, gave a brief presentation and was available for questions.

Mayor Hudson opened the public hearing.

Seeing no one, Mayor Hudson closed the public hearing.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Edward Becht to approve item **10a.**

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Reginald Sessions, Mayor Linda Hudson

Passed

b. Review and approval of an application for a Waiver of Distance, submitted by Property Owner and Applicant S&M Smoke Shop LLC, to establish 4COP - Beer, Wine, and Liquor; sale by the drink for consumption on premises and package sales in sealed containers to add a lounge at their existing Tobacco Shop at 1001 S US Highway 1, Fort Pierce, FL. The property is zoned General

City Commission Regular Meeting **Agenda Item # 11. a.**

Meeting Date: 05/02/2016

Re: Preliminary Plat - Village at Midway - 9850 Midway Road

SUBJECT:

Approve with conditions a Preliminary Plat submitted by Walton Acquisitions, LLC for the development known as Village at Midway located at 9850 Midway Road and parcel number 2334-410-0000-000-1. Property is zoned PD, Planned Development

SUMMARY:

Approval of a Preliminary Plat application.

RECOMMENDATION:

Staff recommends that the City Commission approve the Preliminary Plat with the following conditions:

1. If Arterial A (also known as Access Tract A) is on the County's Thoroughfare Network Right-of-Way Protection Plan at the time of final plat approval of the first plat within the Villages at Midway which includes a segment of Arterial A, then the land owner shall dedicate to the County any additional right-of-way which is needed to make Arterial A the width required by the County's Thoroughfare Network Right-of-Way Protection Plan, but only if:

a. the total right-of-way for Arterial A shall not exceed a width of 160 feet; and
b. the County enters into an agreement with the land owner, that the land owner shall receive compensation from the County for the right-of-way dedication, which may be in the form of cash or impact fee credits, and that the County shall accept the dedication of Arterial A and shall maintain Arterial A as a County Road.

If Arterial A is not on the County's Thoroughfare Network Right-of-Way Protection Plan at the time of final plat approval of the first plat within the Villages at Midway which includes a segment of Arterial A, then the width of the Arterial A right-of-way shall remain as shown in this approval.

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Director

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

n/a

Attachments

Staff Report
Application
Property Record Cards
Survey
Preliminary Plat
TRC Comments

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	04/28/2016 11:31 AM

Form Started By: Clarissa Davis
Started On: 04/27/2016 02:45 PM
Final Approval Date: 04/28/2016

CITY OF FORT PIERCE
PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

SUBJECT: Preliminary Plat - Village at Midway **–** 9850 Midway Road

DATE: April 22nd, 2016

STAFF REPORT

Owner/Applicant: Walton Acquisitions FL, LLC
4800 North Scottsdale Road, Suite 4000
Scottsdale AZ, 85251

Representative: Mark E. Jacobson, P.E., LEED AP
Senior Planning and Development Manager – Florida
Walton Development and Management
8390 Champions Gate Blvd., Suite 315
Champions Gate, FL 33896

Requested Action: Approval of a Preliminary Plat application

Location: 9850 Midway Road

Parcel IDs: 2334-340-0000-000-7; 2334-410-0000-000-1

Current Zoning: AG 2.5, County Agriculture; AG-1, Agriculture, PUD, Planned Unit Development

Proposed Zoning: PD, Planned Development

Current Future Land Use: MXD, Mixed-Use Development

Surrounding Zoning:

North	East	South	West
AG-1; AG-2.5 (County)	I1; IL (County)	AG 2.5 (County)	AG 2.5 (County)

Parcel(s) Size: 516.3 acres

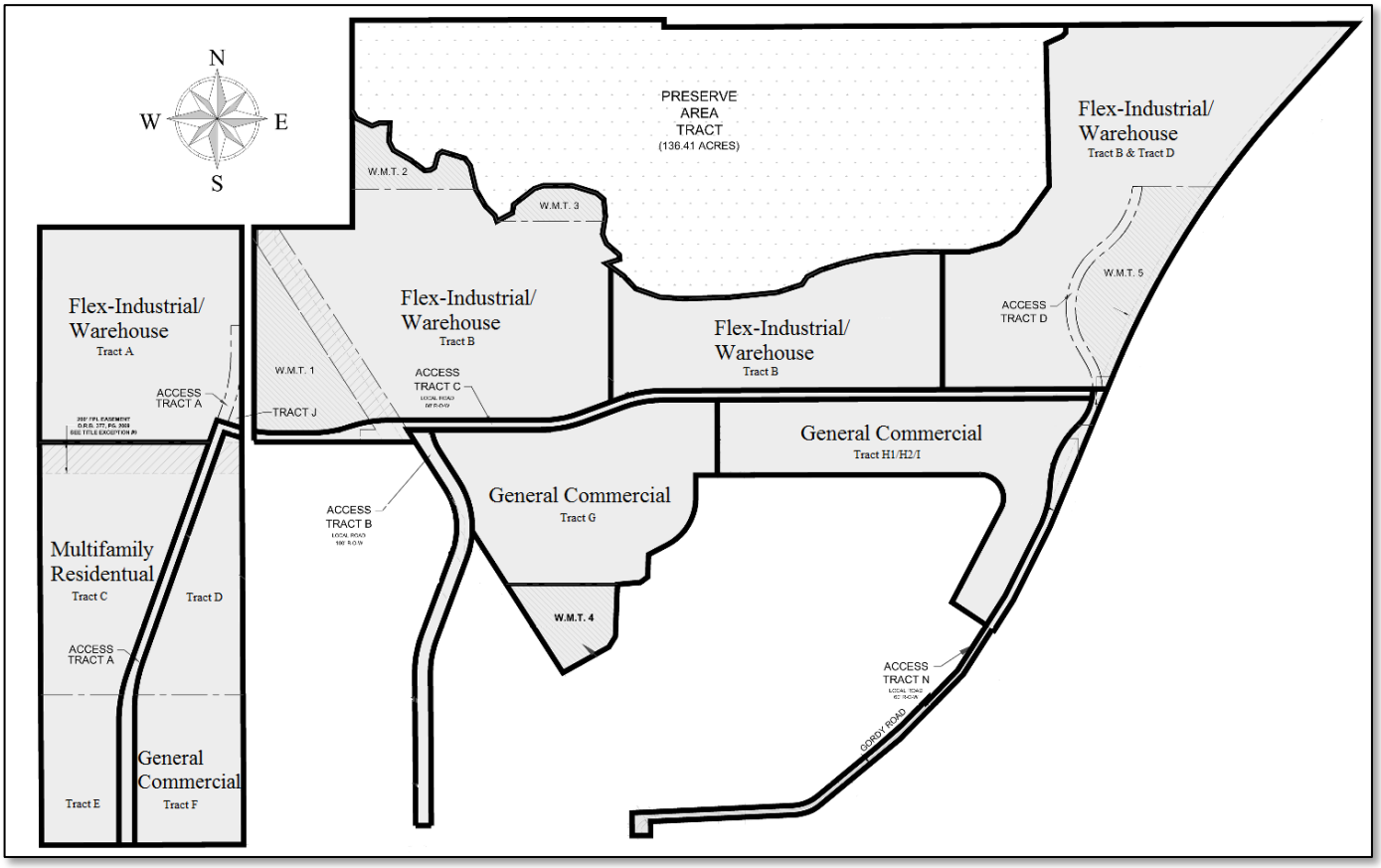
Utility Provider: FPL; St. Lucie County Water and Wastewater

Staff Analysis:

The applicant, Walton Acquisitions FL, LLC, is proposing a Preliminary Plat located on 9850 Midway Road and a parcel to the northeast (2334-410-0000-000-1). The parcels are currently 516.3 acres. The largest parcel was annexed in 2010 and retained its County zoning AG 2.5, Agriculture, while the 116 acre parcel was the first annexation of 2015 and a rezoning on April 4th, 2016. The future land use designation is MXD, Mixed-Use Development.

The intent of this project is to become a commercial and industrial park with a separate residential component. This property is immediately off the Midway Road exit of I-95, an exit that shares industrial as well as commercial businesses. The Village at Midway Preliminary Plat is made up of 14 large tracts of land shown in Exhibit "B". Each tract has an approximate size notated. Developers will be able to purchase and shape their own lots to accommodate their businesses. When each tract is tapped into by a developer it triggers infrastructure to be built to access that parcel of land. For example, if a developer purchases and forms a lot in Tract B, Phase 1B is triggered where roadwork including storm water conveyance, sidewalks, street lighting, etc. is implemented. This Preliminary Plat that was provided and complied with the following: *Proposed name of the subdivision, Name and address of owner of record, Name, address and telephone number of subdivider , Scale, north arrow, and the date plat was drawn, Boundary lines of the tract indicated by a heavy line giving approximate dimensions, Approximate number of lots, and typical lot sizes, Divisions or state development, if any, proposed by the subdivider, Natural and manmade features within the proposed subdivision, including drainage, channels, bodies of water, or other significant features, Contour lines, having a one-foot interval, Development features such as rights-of-way and pavement widths, easements including their purpose and width, other dedications including their purpose, Names of adjacent platted subdivisions, Names of adjacent unplatted property owners, Location and size of nearest water, sewer and storm drainage lines that will serve the subdivision, Certificate of preliminary plat preparation, Vicinity sketch showing the relation of the proposed subdivision to adjoining property and the city, Name and address of the engineer and/or surveyor who prepared the plat and design improvements be listed on the preliminary plat, Certification from the developer's engineer whether federal, state, or local agencies have jurisdiction over the proposed project.*

<u>Final Plat</u>
If the Preliminary Plat is approved, Walton Acquisitions themselves will apply for Final Plat after Walton and the developer determine a lot layout. Walton will apply for the final plat, bond or build the infrastructure, and then convey the lot to the developer. Developers will be tasked with applying for their own site plan. Both of these applications can be reviewed concurrently.



TRC Comments:

The application was transmitted to the reviewing departments. TRC comments are attached to this staff report.

Planning Board Recommendation:

At their February 9th meeting, the Planning Board recommended approval with staff recommendations.

Staff Recommendation:

Staff recommends that the City Commission approve the Preliminary Plat with the following conditions:

1. If Arterial A (also known as Access Tract A) is on the County's Thoroughfare Network Right-of-Way Protection Plan at the time of final plat approval of the first plat within the Villages at Midway which includes a segment of Arterial A, then the land owner shall dedicate to the County any additional right-of-way which is needed to make Arterial A the width required by the County's Thoroughfare Network Right-of-Way Protection Plan, but only if:
   (a) the total right-of-way for Arterial A shall not exceed a width of 160 feet; and

   (b) the County enters into an agreement with the land owner, that the land owner shall receive compensation from the County for the right-of-way dedication, which may be in the form of cash or impact fee credits, and that the County shall accept the dedication of Arterial A and shall maintain Arterial A as a County Road.

   If Arterial A is not on the County's Thoroughfare Network Right-of-Way Protection Plan at the time of final plat approval of the first plat within the Villages at Midway which includes a segment of Arterial A, then the width of the Arterial A right-of-way shall remain as shown in this approval.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Subdivision

Property address or Location NW corner of the I-95/Midway Road interchange

Parcel ID #(s) 233441000000001; 233434000000007

Project description Mixed Use Development consisting of Flex-Industrial, Warehouse, Flex-Office, Commercial and Multifamily uses.

Walton Acquisitions FL, LLC	Mark E. Jacobson - Walton Development and Management
Property Owner(s)	**Applicant/Representative, Title, Company**
4800 North Scottsdale Rd., Suite 4000	8390 Championsgate Blvd., Suite 315
Street Address	Street Address
Scottsdale AZ 85251	Championsgate FL 33896
City State Zip	City State Zip
	727.744.7283
Phone Number	Phone Number
mjacobson@walton.com	mjacobson@walton.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Please see attached signature page

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by

_____ who is personally known to me or has produced

_____as identification.

Please see attached signature page

Signature of Notary (seal)

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____Date _____

Comments_____

_____

_____

_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☐ A copy of the deed
- ☐ Concurrency application, complete
- ☐ Complete, notarized application

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- ☐ Street construction plans
- ☐ Water & Sewer system construction plans
- ☐ Stormwater Retention plans
- ☐ Electric Infrastructure plans
- ☐ Gas Infrastructure plans
- ☐ Complete, notarized application

☐ SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☐ Complete, notarized application

☐ SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☐ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - o proposed lots, including acreage, square footage, & dimensions.
  - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application

Property Owner Acknowledgements: - *This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in their behalf for the purposes of seeking approval for the application described herein.*

Property Owner Signatures:

WALTON ACQUISITIONS FL, LLC
a Florida limited liability company

By: **Walton International Group, Inc.,**
a Nevada Corporation,
Its Manager

By: _____
Name: Carey Herbert
Its: Authorized Signatory

By: _____
Name: GORDON A. PRICE
Its: AUTHORIZED SIGNATORY

STATE OF ARIZONA }
MARICOPA COUNTY }

The foregoing instrument was acknowledged before me this 9th day of July, 2015, by Carey Herbert and Gordon A. Price, who are personally known to me.

_____
Signature of Notary

(SEAL)

JOY R. FRERKING
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My commission Expires
July 23, 2017

Property Identification

Site Address: 9850 MIDWAY RD
Sec/Town/Range: 34/35S/39E
Map ID: 23/34S
Zoning: AG-2

Parcel ID: 2334-340-0000-000-7
Account #: 14561
Use Type: 6000
Jurisdiction: Saint Lucie County

Ownership

Walton Acquisitions FL LLC
Maki Asai (TR)
Tan H Ngan (TR)

PO Box 2249
Cumming, GA 30028

Legal Description

34 35 39 SE 1/4 OF SW 1/4-LESS E 39 FT FOR CANAL R/W- AND E 1/2 OF NW 1/4 OF 3 36 39- LESS RD R/W AS IN OR 44-447 AND LESS E 39 FT FOR CANAL R/W- (116.61 AC - 5,079,532 SF) (OR 3589-1086: 3629- 630 thru 750, 858 thru 1164, 1904 thru 2270: 2345 thru 2997; 3630-1 thru 235, 317 thru 479; 485 thru 587; 593 thru 695; 701 thru 1206; 1212 thru 1452; 1500 thru 1590; 3633-2001thru 2295; 3634-614 thru 956; OR 3640 954 thru 1470; 2509 thru 2581; 2593 thru 2977 ; 3641- 899 thru 1205; 1605 thru 2859; 3642-2688 thru 2916; 3643-77 thru 251; 3645-1347 thru 1485; 1768 thru 1876 ; 2132 thru 2396 ; 3647-2082, thru 2196 ; 3648 - 360 thru 456 ; 3655-808 thru 910 ; 1000 thru 1072 ; 1168 thru 1174,1180 thru 1288 ; 1302 thru 1344 ; 1490 thru 1616 ; 3661-1515 thru 1605 ; 3664-916 thru 922 thru 988 ; 1032 thru 1122 ; 3670-2079 thru 2163 ; 3672 - 962 thru 1016 ; 3672 - 1037 ; 3681-1069 thru 1081: 3730-35 : 3730-42 ; 3730-49)

Total Areas

Land Size (acres):	116.61
Land Size (SF):	5,079,532

Current Values

Just/Market Value:	$1,154,439
Assessed Value:	$32,068
Exemptions:	$0
Taxable Value:	$32,068

Taxes for this parcel: SLC Tax Collector's Office

Land Information

Total Area: 5,079,532 SF / 116.61 acres

Sequence Number	Number/Type of Units	Depth for Front Feet
1	116.61 Market Acres	0
Sequence Number	**Number/Type of Units**	**Depth for Front Feet**
2	116.61 Class Acres	0

Special Features and Yard Items

Type	Qty	Units	Year Blt

Permits

Number	Date	Description	Amount	Fee

Notice: This does not necessarily represent all the permits for this property.

Property Identification

Site Address: TBD
Sec/Town/Range: 34/35S/39E
Map ID: 23/34S
Zoning: AG-2

Parcel ID: 2334-410-0000-000-1
Account #: 14562
Use Type: 6000
Jurisdiction: Fort Pierce



Ownership

Juni Jusuf (TR)

% Walton International Group (USA) INC
4800 N Scottsdale Road Ste 4000
Scottsdale, AZ 85251

Legal Description

34/35 35 39 AND 2/3 36 39 FROM NW COR OF SEC 3-36-39 RUN N 89 46 35 W ALG N LI OF SEC 2622.04 FT TO E R/W LI OF NSLRWCD CANAL NO. 93 AND POB,TH N 00 20 10 E ALG E R/W LI 1318.99 FT TO S LI OF W 1/2 OF NW 1/4 OF SE 1/4 OF SEC 34-35-39,TH S 89 46 53 E ALG S LI 624.96 FT,TH N 00 16 46 E 1319.04 FT TO 1/4 SEC LI OF SEC 34,TH S 89 47 10 E ALG 1/4 SEC LI 1987.99 FT TO E LI OF SEC,TH S 00 06 37 W ALG E LI 49 FT TO S R/W LI OF NSLRWCD CANAL NO. 101,TH S 89 59 09 E ALG S R/W LI 2664.42 FT TO 1/4 SEC LI OF SEC 35,TH N 00 12 25 E ALG 1/4 SEC LI 2.00 FT,TH S 89 52 23 E 1750.18 FT TO W R/W LI OF I-95,TH S 42 14 14 W ALG W R/W LI 727.09 FT TO CURVE CONC SE,R OF 5903.58 FT,TH SWLY ALG ARC 1998.21 FT,TH S 22 50 38 W 363.01 FT TO N R/W LI OF NSLRWCD CANAL NO. 102,TH N 89 48 50 W 60.02 FT,TH N 89 53 51 W 1760.14 FT TO W LI OF SW 1/4 OF SEC 35,TH S 00 04 39 W ALG W LI 42.50 FT TO NW COR OF NW 1/4 OF SEC 2-36-39,TH S 00 06 35 W ALG W LI 42.50 FT TO S R/W LI OF NSLRWCD CANAL NO. 102,TH S 89 53 51 ALG S R/W LI 2630.08 FT TO W R/W LI OF 30 FT RD R/W,TH S 00 03 15 W ALG R/W LI 129.69 FT,TH S 22 50 38 W 470.73 FT,TH S 26 50 37 W 519.99 FT,TH S 32 49 14 W 230.02 FT,TH N 56 07 55 W 323.59 FT,TH N 27 59 51E 671.72 FT TO CURVE CONC SW,R OF 150 FT,TH NWLY ALG ARC 308.52 FT,TH N 89 50 50 W 1811.20 FT,TH S 00 00 00 E 142.46 FT TO CURVE CONC NW,R OF 335 FT,TH SWLY ALG ARC 365.79 FT,TH S 62 33 43 W 139.15 FT,TH S 01 56 01 W 142.19 FT,TH S 53 57 44 W 58.71 FT,TH S 85 17 03 W 146.97 FT,TH S 02 37 14 W 332.85 FT,TH S 31 56 28 W 78.35 FT,TH S 61 15 41 W 335.12 FT TO E R/W LI OF 60 FT FP&L ESMT,TH N 32 18 17 W ALG E R/W LI 1746.02 FT TO N R/W LI OF 200 FT FP&L ESMT,TH N 89 46 35 W ALG N R/W LI 1026.62 FT TO E R/W LI OF NSLRWCD CANAL NO. 93 ,TH N 00 02 49 E ALG E R/W LI 52.50 FT TO N SEC LI OF SEC 3 AND POB-(402.69 AC) (OR 3589-1086: 3629- 630 thru 750, 858 thru 1164, 1904 thru 2270: 2345 thru 2997; 3630-1 thru 235, 317 thru 479; 485 thru 587; 593 thru 695; 701 thru 1206; 1212 thru 1452; 1500 thru 1590; 3633-2001thru 2295; 3634-614 thru 956; OR 3640 954 thru 1470; 2509 thru 2977; 3641- 899 thru 1205; 1605 thru 1887 ; 2092 thru 2392 ; 2577 thru 2859 ; 3642-2688 thru 2916 ; 3643- 77 thru 251; 3647-1347 thru 1485 ; 1768 thru 1876 ; 2132 thru 2396 ; 3647-2082 thru 2196 ; 3648 - 360 thru 456 ; 3655-808 thru 910 ; 1000 thru 1072 ; 1168 thru 1174,1180 thru 1288 ; 1302 thru 1344 ; 1490 thru 1616 ; 3661-1515 thru 1605 ; 3064 - 916 thru 922,928 thru 988 ; 1032 thru 1122 ; 3670 - 2079 thru 2163 ; 3672-962 thru 1016 ; 3672-1037 ; 3681-1069 thru 1081 : 3730-35 ; 3730-42 : 3730-49)

Total Areas

Land Size (acres):	402.69
Land Size (SF):	17,541,176

Current Values

Just/Market Value:	$3,543,672
Assessed Value:	$110,740
Exemptions:	$0
Taxable Value:	$110,740

Taxes for this parcel: SLC Tax Collector's Office

Land Information

Total Area: 17,541,176 SF / 402.69 acres

ALTA/ACSM LAND TITLE SURVEY
VILLAGE AT MIDWAY
LYING IN A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST
SAINT LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION:

WALTON PARCEL (399.71 ACRES)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

FEE PARCEL:

A PARCEL OF LAND LYING IN SECTIONS 2, 3, 34, AND 35 TOWNSHIP 35 SOUTH AND 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N00°20'10"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 1318.99 FEET TO A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34 A NOT INCLUDED PARCEL; THENCE S89°46'53"E ALONG THE SOUTH LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 624.96 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NOT INCLUDED; THENCE N00°16'46"E ALONG THE EAST LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 1319.04 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE S89°47'10"E ALONG THE 1/4 SECTION LINE OF SAID SECTION 34 A DISTANCE OF 1987.99 FEET TO A POINT ON THE EAST LINE OF SECTION 34, THENCE S00°06'37"W ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 49.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 98.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°59'09"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 2664.42 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE N00°12'25"E ALONG THE 1/4 SECTION OF SAID SECTION 35 A DISTANCE OF 2.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 94.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 1331.59 FEET; THENCE CONTINUE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 418.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S42°14'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 727.09 FEET TO THE BEGINNING OF A CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 402.05 FEET THROUGH A CENTRAL ANGLE OF 03°54'07"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 597.06 FEET THROUGH A CENTRAL ANGLE OF 05°47'41"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 999.10 FEET THROUGH A CENTRAL ANGLE OF 09°41'48"; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S22°50'38"W A DISTANCE OF 363.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 102 (A 85 FOOT WIDE CANAL RIGHT-OF-WAY); THENCE N89°48'50"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 60.02 FEET; THENCE CONTINUE N89°53'51"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 900.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 430.07 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 1330.07 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE S00°04'39"W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 35 A DISTANCE OF 42.50 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE S00°06'37"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 42.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 102; THENCE N89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1330.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 30 FOOT ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 116, AT PAGE 379 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°03'15"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1304.04 FEET; THENCE CONTINUE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1300.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 30 FOOT ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 116, AT PAGE 379 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°03'15"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 129.69 FEET RETURNING TO THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 9 (INTERSTATE 1-95); THENCE S22°50'38"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 470.73 FEET; THENCE CONTINUE S26°50'37"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 519.99 FEET; THENCE CONTINUE S32°49'14"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 230.02 FEET; THENCE DEPARTING SAID STATE ROAD NO. 9 N56°07'55"W A DISTANCE OF 323.59 FEET; THENCE N27°59'51"E A DISTANCE OF 671.72 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50'41"; THENCE N89°50'50"W A DISTANCE OF 1811.20 FEET; THENCE S00°00'00"E A DISTANCE OF 142.46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE S62°33'43"W A DISTANCE OF 139.15 FEET; THENCE S01°56'01"W A DISTANCE OF 142.19 FEET; THENCE S53°57'44"W A DISTANCE OF 58.71 FEET; THENCE S85°17'03"W A DISTANCE OF 146.97 FEET; THENCE S02°37'14"W A DISTANCE OF 332.85 FEET; THENCE S31°56'28"W A DISTANCE OF 78.35 FEET; THENCE S61°15'41"W A DISTANCE OF 335.12 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 119, PAGE 404; THENCE N32°18'17"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1746.02 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 377, PAGES 2069-2076; THENCE N89°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH SECTION LINE OF SAID SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND BEING THE POINT OF BEGINNING.

CONTAINING 17,412,284 SQUARE FEET OR 399.73 ACRES, MORE OR LESS.

BEING ALSO DESCRIBED AS FOLLOWS:
A PARCEL OF LAND LYING IN SECTIONS 2, 3, 34, AND 35 TOWNSHIP 35 SOUTH AND 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N00°20'10"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 1318.99 FEET TO A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34 A NOT INCLUDED PARCEL; THENCE S89°46'53"E ALONG THE SOUTH LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 624.96 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NOT INCLUDED; THENCE N00°16'46"E ALONG THE EAST LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 1319.04 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE S89°47'10"E ALONG THE 1/4 SECTION LINE OF SAID SECTION 34 A DISTANCE OF 1987.99 FEET TO A POINT ON THE EAST LINE OF SECTION 34, THENCE S00°06'37"W ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 49.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 98.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°59'09"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 2664.42 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE N00°12'25"E ALONG THE 1/4 SECTION OF SAID SECTION 35 A DISTANCE OF 2.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 94.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 1331.59 FEET; THENCE CONTINUE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 418.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S42°14'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 727.09 FEET TO THE BEGINNING OF A CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 402.05 FEET THROUGH A CENTRAL ANGLE OF 03°54'07"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 597.06 FEET THROUGH A CENTRAL ANGLE OF 05°47'41"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903,58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 999,10 FEET THROUGH A CENTRAL ANGLE OF 09°41'48"; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S22°50'38"W A DISTANCE OF 363,01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 102 (A 85 FOOT WIDE CANAL RIGHT-OF-WAY); THENCE N89°48'50"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 60,02 FEET; THENCE CONTINUE N89°53'51"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 900,00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 430,07 FEET;THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 1330,07 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE S00°06,37"W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 35 A DISTANCE OF 42,50 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 2; THENCE S00°06'35"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 42,50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 102; THENCE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1330,04 FEET; THENCE CONTINUE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1300.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 30 FOOT ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 116, AT PAGE 379 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°03'15"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 129,69 FEET RETURNING TO THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 9 (INTERSTATE 1-95); THENCE S22°50'38"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 470,73 FEET; THENCE CONTINUE S26°50'37"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 519,99 FEET; THENCE CONTINUE S32°49'14"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 229,66 FEET; THENCE DEPARTING SAID STATE ROAD NO. 9 N56°07'55"W A DISTANCE OF 323,65 FEET; THENCE N27°59'51"E A DISTANCE OF 671,72 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150,00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308,52 FEET THROUGH A CENTRAL ANGLE OF 117°50,41"; THENCE N89°50'50"W A DISTANCE OF 1811,20 FEET; THENCE S00°00'00"E A DISTANCE OF 142,46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335,00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365,79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE S62°33'43"W A DISTANCE OF 139,15 FEET; THENCE S01°56'01"W A DISTANCE OF 142,19 FEET; THENCE S53°57'44"W A DISTANCE OF 58,71 FEET; THENCE S85°17'03"W A DISTANCE OF 146,97 FEET; THENCE S02°37'14"W A DISTANCE OF 332,85 FEET; THENCE S31°56'28"W A DISTANCE OF 78,35 FEET; THENCE S61°15'41"W A DISTANCE OF 335,42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 119, PAGE 404; THENCE N32°18'17"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1745,80 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 377, PAGES 2069-2076; THENCE N89°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1026,62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH SECTION LINE OF SAID SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND BEING THE POINT OF BEGINNING.

CONTAINING 17,411,399 SQUARE FEET OR 399,71 ACRES, MORE OR LESS.

EASEMENT PARCELS:
EASEMENT 1:
TOGETHER WITH THE EASEMENT RIGHTS OF MIDWAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, UPON, ACROSS AND OVER THE ,EASEMENT PROPERTY, AS SET FORTH IN THE TEMPORARY EASEMENT AGREEMENT DATED JULY 30, 2004, BY AND BETWEEN MIDWAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WILLOW LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 2035, PAGE 1456, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EASEMENT 2:
TOGETHER WITH THE EASEMENT RIGHTS IN FAVOR OF THE FEE PARCEL DESCRIBED ABOVE AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT DATED JULY 30, 2004, BY AND AMONG MIDWAY PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, WILLOW LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HYMAN B. HENDLER AND ALVIN D. SCHWARTZ, AS CO-TRUSTEES UNDER THE PROVISIONS OF AN UNRECORDED TRUST AGREEMENT KNOWN AS THE RESTATED AND AMENDED AND REVOCABLE LAND TRUST AGREEMENT FOR HHHP ASSOCIATES, DATED THE 2ND DAY OF JANUARY, 1995, AND REPECHAGE DEVELOPMENT, INC., A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2035, PAGE 1430, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

IBERIA PARCEL: (116.61 ACRES)

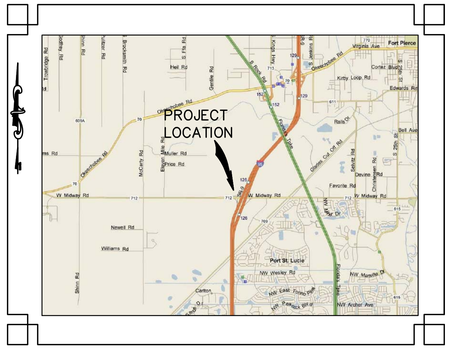
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39,00 FEET FOR CANAL RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1,701,018 SQUARE FEET OR 39.05 ACRES, MORE OR LESS.

PARCEL 2:
THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39,00 FEET FOR CANAL RIGHT-OF-WAY AND LESS MIDWAY ROAD RIGHT-OF-WAY AS SET FORTH IN OFFICIAL RECORDS BOOK 44, PAGE 447, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 3,378,514 SQUARE FEET OR 77.56 ACRES, MORE OR LESS.



LOCATION MAP
NOT TO SCALE

LEGEND

A	= ARC LENGTH
A.P.U.	= APPARENT PHYSICAL USE
ALTA	= AMERICAN LAND TITLE ASSOCIATION
ACSM	= AMERICAN CONGRESS ON SURVEYING AND MAPPING
(C)	= CALCULATED DATA
CCR	= CERTIFIED CORNER RECORD
C.R.	= COUNTY ROAD
(D)	= DEED DATA
D.B.	= DEED BOOK
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION
FL.	= FLORIDA
FPL	= FLORIDA POWER AND LIGHT
FT. PIERCE	= FORT PIERCE
G.P.S.	= GLOBAL POSITIONING SYSTEM
I.D.	= IDENTIFICATION
INC.	= INCORPORATED
LB	= LICENSED BUSINESS
LTD	= LIMITED
NSPS	= NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NO.	= NUMBER
#	= NUMBER
N.S.L.R.W.C.D.	= NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT
O.R.B.	= OFFICIAL RECORDS BOOK
PCN	= PARCEL CONTROL NUMBER
PG.	= PAGE
R	= RADIUS
R.T.K.	= REAL TIME KINEMATICS
R/W	= RIGHT-OF-WAY
SFWMD	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
U.S.	= UNITED STATES
34-T35S-R39E	= SECTION-TOWNSHIP-RANGE
△	= CENTRAL ANGLE
-x-x-x-	= FENCE
○	= BOLLARD
-10-	= CONTOUR ELEVATION
	= CONCRETE POWER POLE
	= FIRE HYDRANT
	= WATER VALVE
W	= WELL
	= WOOD POWER POLE
-OHUL-	= OVERHEAD UTILITY LINE
→	= GUY ANCHOR
⊡	= FOUND 4X4 CONCRETE MONUMENT
○	= FOUND IRON ROD
	= CABBAGE PALM TREE
	= OAK TREE

SHEET INDEX

SHEET 1	LEGAL DESCRIPTION, SURVEYOR'S NOTES AND LEGEND
SHEET 2	TITLE COMMITMENTS
SHEET 3	ALTA BOUNDARY SURVEY
SHEET 4	WETLANDS AND CONTOURS
SHEETS 5-13	TOPOGRAPHIC SURVEY

SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, (F.A.C.) PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THE BOUNDARY SURVEY SHOWN ON SHEET 3 WAS PERFORMED IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS AND INCLUDES ITEMS 1, 3, 4, 6A, 11B, 13, 14, 19, 20A AND 21 OF TABLE "A" AND WAS PERFORMED IN ACCORDANCE WITH THE "MEASUREMENT STANDARDS FOR LAND TITLE SURVEYS", AS ADOPTED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING, THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, AND THE AMERICAN LAND TITLE ASSOCIATION. SAID BOUNDARY SURVEY WAS PREPARED UTILIZING FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 5011612-NCS-635627-PHX1, EFFECTIVE DATE OCTOBER 11, 2013, AMENDED DECEMBER 16, 2013, FOR THE WALTON PARCEL AND FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 5011612-NCS-641890-PHX1, EFFECTIVE DATE DECEMBER 19, 2013, FOR THE IBERIA PARCEL. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.

2. THE BEARINGS SHOWN HEREON ARE DEED BEARINGS, RELATIVE TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, BEING NORTH 89°46'35" WEST.

3. THIS SURVEY WAS PERFORMED UTILIZING G.P.S.-R.T.K. AND TRADITIONAL SURVEY PROCEDURES WITH REDUNDANT MEASUREMENTS, AND HAS A HORIZONTAL POSITIONAL TOLERANCE OF 0,10 FEET.

4. THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAPS NUMBER 12111C0169J,AND 12111C0170J, BOTH DATED FEBRUARY 16, 2012.

5. THE EXPECTED USE OF THE LANDS BOUND BY THIS SURVEY, AS CLASSIFIED IN THE "MINIMUM STANDARD DETAIL REQUIREMENTS" IS "COMMERCIAL/HIGH RISK" WITH THE MINIMUM LINEAR CLOSURE FOR THIS TYPE OF BOUNDARY SURVEY TO BE 1 FOOT IN 10,000 FEET (1:10,000). THE ACCURACY OBTAINED BY MEASUREMENT, OBSERVATION AND CALCULATION OF THE CLOSED GEOMETRIC FIGURE FOR THIS SURVEY WAS DETERMINED TO MEET SAID REQUIREMENT.

6. SUBSURFACE OR UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN LOCATED AND ARE NOT A PART OF THIS SURVEY.

7. THE ZONING OF THIS PROPERTY IS "AG", BUILDING SETBACKS PER ST. LUCIE COUNTY ARE:
FRONT : 50' FROM PROPERTY LINE
SIDE: 20' FROM PROPERTY LINE
REAR: 30' FROM PROPERTY LINE

8. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

9. APPARENT PHYSICAL USES:
ABOVE GROUND UTILITIES AND FENCES MEANDER THE PROPERTY LINE. FENCE OWNERSHIP IS NOT DETERMINED.

IBERIA PARCEL:
1) A) 4' BARBED WIRE FENCE MEANDERS 1.4' EAST OF PROPERTY LINE.
B) 4' BARBED WIRE FENCE MEANDERS 2.0' EAST OF PROPERTY LINE.
C) 4' BARBED WIRE FENCE MEANDERS 4.0' EAST OF PROPERTY LINE.
2) A) 8' WIDE TRAIL CENTERLINE 13' EAST OF PROPERTY LINE. APPEARS TO BE INGRESS/ EGRESS FOR SUBJECT PROPERTY.
B) 8' WIDE TRAIL CENTERLINE 13' WEST OF PROPERTY LINE. APPEARS TO BE INGRESS/ EGRESS FOR SUBJECT PROPERTY.

WALTON PARCEL:
3) DOWN GUY ANCHORS ALONG EAST RIGHT-OF-WAY LINE OF CANAL NO. 93 LIE OUTSIDE EASEMENT AREA.
4) RIGHTS OF OTHERS IN AND TO THE USE OF THE TRAILS TRAVERSING THROUGH OUT THE SUBJECT PROPERTY WITH NO APPARENT EASEMENT.
5) FENCES MEANDER THE PROPERTY LINE. FENCE OWNERSHIP IS NOT DETERMINED.
6) RIGHTS OF OTHERS IN AND TO THE USE OF THE LAKE ALONG THE SOUTHEAST PORTION OF THE SUBJECT PROPERTY WITH NO APPARENT EASEMENT.
7) CULVERTS LOCATED ALONG NORTHERN BOUNDARY LINE WITH NO APPARENT EASEMENT.

10. THE RIGHT-OF-WAY LINES SHOWN HEREON FOR STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO, 95) ARE BASED UPON RIGHT-OF-WAY MAP SECTION 94001-2414 PROVIDED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT 4, 3400 WEST COMMERCIAL BOULEVARD, FORT LAUDERDALE, FLORIDA 33309-3421.

11. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PART OR PARTIES.

12. THE WETLANDS SHOWN HEREON ARE AS DEPICTED WITHIN THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT, NO. 56-02538-P.

13. CANAL RIGHT-OF-WAYS SHOWN HEREON ARE BASED UPON THE LEGAL DESCRIPTION AND SUPPORTED BY THE "GENERALIZED CANAL ELEVATIONS MAP FOR THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT" FOUND ON THE NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT WEBSITE: nslrwcd.org.

SURVEYOR'S CERTIFICATION:

TO: WALTON ACQUISITION FL, LLC, A FLORIDA LIMITED LIABILITY COMPANY
WALTON INTERNATIONAL GROUP (USA), INC., AN ARIZONA CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES 1, 3, 4, 6A, 11B, 13, 14, 19, 20A AND 21 THEREOF. PURSUANT TO THE MEASUREMENT STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED.

ALSO

I FURTHER CERTIFY THAT THIS "ALTA/ACSM L

ALTA/ACSM LAND TITLE SURVEY
VILLAGE AT MIDWAY
LYING IN A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST
SAINT LUCIE COUNTY, FLORIDA

ALTA COMMITMENT - WALTON PARCEL
FIRST AMERICAN TITLE INSURANCE COMPANY
SCHEDULE B - SECTION II

TITLE COMMITMENT: FILE NO. 5011612-NCS-635627-PHX1, EFFECTIVE DATE: OCTOBER 11TH, 2013, AMENDED DECEMBER 16, 2013.

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
NOT A SURVEY ITEM.

2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
NONE APPARENT.

3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
SEE EXCEPTION #24.

4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
NOT A SURVEY ITEM.

5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
THIS PARCEL DOES ABUT ANY NAVIGABLE RIVERS OR STREAMS. THERE ARE DRAINAGE CANALS ADJACENT TO THE PROPERTY BOUNDARY.

6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
NOT A SURVEY ITEM.

7. This item has been intentionally deleted.

8. The lien of the taxes for the year 2013 and all subsequent years, which are not yet due and payable.
NOT A SURVEY ITEM.

9. 110' Right of Way Easement Agreement granted to Florida Power & Light Company recorded in Deed Book 234, Page 7; as affected by Modification of Right of Way Agreement increasing the width to 170' recorded in Deed Book 235, Page 356, as affected by Right of Way Agreements recorded in OR Book 119, Page 404, OR Book 119, Page 407, OR Book 119, Page 410, OR Book 119, Page 413, OR Book 119, Page 416, OR Book 119, page 419, OR Book 119, page 422, and OR Book 119, page 425; and further affected by Supplement to Right of Way Agreement recorded in OR Book 249, Page 389.
AFFECTS PROPERTY AS SHOWN.

10. 170' Right of Way Easement Agreements granted to Florida Power & Light Company recorded in OR Book 119, Page 405, OR Book 119, Page 408, OR Book 119, Page 411, OR Book 119, Page 414, OR Book 119, Page 417, OR Book 119, Page 420, OR Book 119, Page 423 and OR Book 119, page 426.
AFFECTS PROPERTY AS SHOWN.

11. Order of Taking granting an Easement to Florida Power & Light Company recorded in Official Records Book 377, Page 2069.
THIS IS A FLORIDA POWER & LIGHT COMPANY EASEMENT - NO BUILDINGS OR STRUCTURES ALLOWED. AFFECTS PROPERTY AS SHOWN.

12. 110' Right of Way Easement granted to Southern Bell and Telegraph Company recorded in Official Records Book 587, Page 235.
THIS IS A 10 FOOT RIGHT OF WAY EASEMENT, ADJACENT TO THE WESTERLY RIGHT OF WAY OF I-95. AFFECTS THE PROPERTY AS SHOWN.

13. Terms, conditions and other provisions contained in Ordinance No. 95-039 recorded in Official Records Book 981, Page 1615, and duplicate recorded in Official Records Book 992, Page 2862; as affected by Amended Ordinance No. 00-002 recorded in Official Records Book 1301, Page 2302.
THESE ORDINANCES CREATE AND AMEND ST. LUCIE COUNTY LIBRARY IMPACT FEES. NOT A SURVEY ITEM.

14. This item has been intentionally deleted.

15. The terms, provisions and conditions contained in that certain Easement Agreement recorded in Official Records Book 2035, Page 1430; Amending, Modifying and Restating the Easements Terms contained in Deed recorded in Official Records Book 1324, Page 936, as corrected by Deed recorded in Official Records Book 1330, Page 2972, Dedication of Easements recorded in Official Records Book 1333, Page 1940, as affected by Scrivener's Affidavit recorded in Official Records Book 1375, Page 1674.
THIS IS AN EASEMENT AGREEMENT BETWEEN MIDWAY PROPERTIES, WILLOW LAKES, AND HHHP ASSOCIATES WHICH AMENDS THE EASEMENTS REFERENCED ABOVE, BUT SPECIFICALLY DOES NOT EXTINGUISH THEM. IT CREATES A 60 FOOT ACCESS, UTILITY, DRAINAGE, AND BILLBOARD EASEMENT ACROSS THIS PROPERTY AND THE PROPERTIES TO THE ABUTTING TO THE NORTH AND SOUTH. IN ADDITION, IT STATES THE OWNERSHIP OF THE INCOME FOR THE BILLBOARD LEASES AND THEIR CONTINUANCE IN THE EVENT OF LAND TITLE TRANSFER.

16. This item has been intentionally deleted.

17. The terms, provisions and conditions contained in that certain Temporary Easement Agreement recorded in Official Records Book 2035, Page 1456.
THIS IS A TEMPORARY INGRESS-EGRESS EASEMENT BETWEEN MIDWAY PROPERTIES, LLC AND WILLOW LAKES, LLC THAT RUNS FROM MIDWAY ROAD AND CONNECTS TO THE SOUTHERLY PROPERTY LINE OF THIS PARCEL, IT TERMINATES ONLY WHEN AN AN ALTERNATE LOCATION IS AGREED UPON BETWEEN THE TWO PARTIES AND RECORDED. AFFECTS PROPERTY AS SHOWN.

18. The terms, provisions and conditions contained in that certain Provences Developer's Agreement recorded in Official Records Book 2956, Page 2462.
THIS IS AN AGREEMENT BETWEEN MIDWAY PROPERTIES, RED RIVER, AND WILLOW LAKES WHICH DISCUSSES THE COSTS, DEDICATION OF LANDS AND ALSO CONVEYANCE OF ANY PROPERTIES.. HOWEVER, THE LEGAL DESCRIPTIONS ARE NOT COMPLETE AND THE LANDS IT AFFECTS CANNOT BE PLOTTED.

19. Terms, provisions and other conditions contained in Ordinance No. L-127 by the City Commission of the City of Fort Pierce, Florida, recorded in Official Records Book 3214, Page 1254.
THIS IS AN ORDINANCE THAT ANNEXES THIS PARCEL OF LAND INTO THE CITY OF FT. PIERCE.

20. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
SEE EXCEPTION # 23 FOR UNRECORDED CATTLE GRAZING LEASE.

21. 170' Right of Way Easement Agreement granted to Florida Power & Light Company recorded in OR Book 96, Page 58, re-recorded in OR Book 97, Page 174.
AFFECTS THE PROPERTY AS SHOWN.

22. 10' and 15' Easement granted to Florida Power & Light Company recorded in OR Book 547, Page 1431.
AFFECTS THE PROPERTY AS SHOWN.

23. An unrecorded Cattle Grazing Lease dated April 9, 2010, executed by City National Bank as lessor and Mr. Clyde Crouch as lessee, as disclosed to the Company.
AFFECTS THE PROPERTY AS SHOWN.

24. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Patrick B. Meeds of Creech Engineers, Inc. on November 7, 2013, designated Job Number 13184.00:
SEE SURVEYOR'S NOTE #9.

ALTA COMMITMENT - IBERIA PARCEL
FIRST AMERICAN TITLE INSURANCE COMPANY
SCHEDULE B - SECTION II
TITLE COMMITMENT: FILE NO. 5011612-NCS-641890-PHX1, EFFECTIVE DATE: DECEMBER 19TH, 2013.

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
NOT A SURVEY ITEM.

2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
NONE APPARENT.

3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
SEE SURVEY NOTE #9.

4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
NOT A SURVEY ITEM.

5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
THIS PARCEL OF LAND DOES NOT ABUT ANY NAVIGABLE RIVERS OR STREAMS. THERE ARE DRAINAGE CANALS ADJACENT TO THE PROPERTY BOUNDARY.

6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
NOT A SURVEY ITEM.

7. Any minerals or mineral rights leased, granted or retained by current or prior owners.
NOT A SURVEY ITEM.

8. Taxes and assessments for the year 2013, which are not yet due and payable, but not yet delinquent.
NOT A SURVEY ITEM.

9. 200-foot easement in favor of Florida Power & Light Company as described in that certain Order of Taking recorded in Book 377, Page 2069 as affected by Book 564, Page 15 and Stipulated Judgment - Parcel 49 recorded in Book 582, Page 2901 and Book 616, Page 1590.
THIS IS A FLORIDA POWER & LIGHT COMPANY EASEMENT - NO BUILDINGS OR STRUCTURES ALLOWED. AFFECTS THE PROPERTY AS SHOWN.

10. The terms, provisions and conditions contained in that certain Ordinance No. 95-039 establishing a "Library Impact Fee" recorded in Book 981, Page 1615; Book 992, Page 2862, and as amended in Book 1301, Page 2302.
THESE ORDINANCES CREATE AND AMEND ST. LUCIE COUNTY LIBRARY IMPACT FEES. THIS IS NOT A SURVEY MATTER.

11. The terms, provisions and conditions contained in that certain Resolution 01-012 regarding granting a preliminary planned nonresidential development recorded in Book 1389, Page 1236, and amended in Book 1403, Page 2281.
THIS IS A RESOLUTION GRANTING A PRELIMINARY PLANNED NONRESIDENTIAL DEVELOPMENT AND CHANGE OF ZONING. AFFECTS PARCEL 1 AND PARCEL 2 AS SHOWN.

12. The terms, provisions and conditions contained in that certain Preliminary Development Agreement for the Provences Development of Regional Impact recorded in Book 2399, Page 1777.
THIS IS AN AGREEMENT BETWEEN WILLOW LAKE LLC, RED RIVER PROPERTIES LLC AND THE DEPARTMENT OF COMMUNITY AFFAIRS (STATE OF FLORIDA) WHICH DISCUSSES DEVELOPMENT PLANS FOR PARCEL 2. AFFECTS PARCEL 2 AS SHOWN.

13. The terms, provisions and conditions contained in that certain Provences Developer's Agreement recorded in Book 2956, Page 2462.
THIS IS AN AGREEMENT BETWEEN MIDWAY PROPERTIES, RED RIVER, AND WILLOW LAKES WHICH DISCUSSES THE COSTS, DEDICATION OF LANDS, AND ALSO CONVEYANCE OF ANY PROPERTIES. HOWEVER, THE LEGAL DESCRIPTIONS ARE NOT COMPLETE AND THE LANDS IT AFFECTS CANNOT BE PLOTTED.

14. The terms, provisions and conditions contained in that certain Lease as referenced by that certain Lease for Grazing of Cattle recorded in Book _____, Page _____.
AFFECTS PARCEL 1 AND PARCEL 2 AS SHOWN.

15. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
SEE TITLE EXCEPTION #14.

16. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Creech Engineers, Inc. on December 4, 2013, designated Job Number 13184.00:
Overhead utilities along West boundary line without an apparent easement thereto.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED.
REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING GROUP, LTD SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD.

Cad file name: P:\010230 – Village at Midway\010230-01-001 (SUR)\Survey\ALL POINTS CONTOURS 2014\010230 W-I BNDY TOPO 2015_.dwg 8/3/2015

Bowman CONSULTING
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8050
BOARD OR PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

Bowman Consulting Group, Ltd., Inc.
301 SW Ocean Blvd., Suite 301
Stuart, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowmanconsulting.com
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VILLAGE AT MIDWAY
ALTA BOUNDARY & TOPOGRAPHIC SURVEY
ST. LUCIE COUNTY FLORIDA

PROJECT NO
010230-01-003

PLAN STATUS

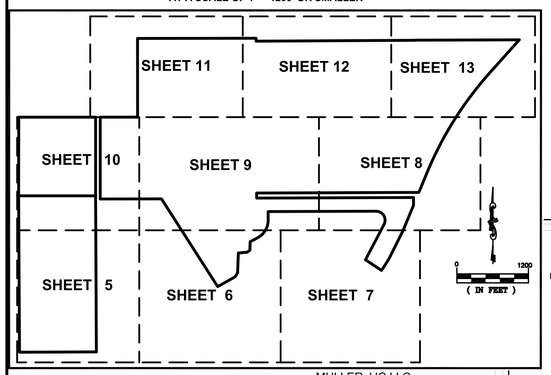
DATE	DESCRIPTION

FIELD BOOK	PAGE
13-115	19-28, 30-39, 47-48
13-116	
14-124,129,130	
15-131	

D.J.I., D.A.L. DRAWN | S.N.B. CHKD
SCALE H: N.T.S. V: N.T.S.
JOB No. 010230-01-003
DATE MARCH 2, 2015
FILE No. 010230 W-1 BNDY TOPO 2015

ALTA/ACSM LAND TITLE SURVEY
VILLAGE AT MIDWAY
LYING IN A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST SAINT LUCIE COUNTY, FLORIDA

KEY MAP
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 1200' OR SMALLER



GRAPHIC SCALE
300 0 150 300
(IN FEET)
1 inch = 300 ft.
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 300' OR SMALLER

SFWMD
PCN: 2326-231-0001-000-4

RESERVOIR

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

A.P.U. #7 CULVERT (SEE NOTE #9)

N.S.L.R.W.C.D. CANAL NO. 101 (63.00' R/W)

S89°47'10"E (D) 1987.99' (D)

A.P.U. #7 CULVERT (SEE NOTE #9)

FOUND 1" IRON PIPE (NO ID.)

S00°06'37"W (D) 49.00' (D)

49.00'

N.S.L.R.W.C.D. CANAL NO. 101 (98.00' R/W)

A.P.U. #5 4' BARBED WIRE FENCE (SEE NOTE #9)

N00°12'25"E (D) 2.00'(D)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

N.S.L.R.W.C.D. CANAL NO. 101 (94.00' R/W)

NORTH LINE OF THE SE 1/4 OF SECTION 35

47.00'

FOUND 5/8" IRON ROD (NO ID.)

GATE (COMBINATION LOCK)

EAST LINE OF NOT INCLUDED PARCEL

1/4 SECTION LINE OF SECTION 34

FOUND 5/8" IRON ROD (NO ID.)

A.P.U. #5 4' BARBED WIRE FENCE (SEE NOTE #9)

S89°59'09"E (D) 2664.42' (D)

SOUTH R/W LINE OF N.S.L.R.W.C.D. CANAL NO. 101

NORTH LINE OF THE SW 1/4 OF SECTION 35

SEE DETAIL "A"

S89°52'23"E (D) 1331.59'(D)

47.00'

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

CULVERTS SEE WALTON TITLE EXCEPTION #24 F

BILLBOARD SEE WALTON TITLE EXCEPTION #15

S89°52'23"E (D) 418.59'(D)

FOUND 5/8" IRON ROD (NO ID.)

8' WIDE TRAIL SEE WALTON TITLE EXCEPTION #24 C

S42°14'14"W(D) 727.09'(D)

WEST R/W LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95)

4' HOG WIRE FENCE

MULLER JJC LLC
PCN: 2334-311-0000-000-7

RONALD L. EVERLY, ETAL
TAMMY S. EVERLY
PCN: 2334-422-0000-000-8

A.P.U. #5 4' BARBED WIRE FENCE (SEE NOTE #9)

N00°16'46"E (D) 1319.04' (D)

A.P.U. #4 TRAILS BEING USED BY OTHERS (SEE NOTE #9)

8' WIDE TRAIL

WALTON ACQUISITIONS FL LLC, ETAL
PCN: 2334-410-0000-000-1

EAST LINE OF SECTION 34

CITY NATIONAL BANK OF FL
PCN: 2334-410-0000-000-1
399.71 ACRES, MORE OR LESS

1/4 SECTION LINE OF SECTION 35

SEE SHEET 4 FOR WETLAND INFORMATION.
SEE SHEETS 5-13 FOR ADDITIONAL TOPOGRAPHIC INFORMATION, APPARENT PHYSICAL USE AND EASEMENT DETAILS

10' S.B.T.&T. RIGHT OF WAY UTILITY EASEMENT O.R.B. 587, PG. 235 SEE WALTON TITLE EXCEPTION #12

R = 5903.58'
Δ = 03°54'07"
A = 402.05' (D)

OVERHEAD UTILITY LINE

MEANDERS PROPERTY LINE

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

R = 5903.58'
Δ = 05°47'41"
A = 597.06' (D)

STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95)
R/W WIDTH VARIES
PER F.D.O.T. RIGHT-OF-WAY MAP, SECTION 94001-2414

SE 1/4 OF SECTION 35-T35S-R39E

BILLBOARD SEE WALTON TITLE EXCEPTION #15

8' WIDE TRAIL

R = 5903.58'
Δ = 09°41'46"
A = 999.10' (D)

10' FPL EASEMENT O.R.B. 547, PAGE 1431 SEE WALTON TITLE EXCEPTION #22

170' FPL R/W O.R.B. 119, PAGES 405, 408, 411, 414, 417, 420, 423, AND 426 SEE WALTON TITLE EXCEPTION #10

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

N89°48'50"W 60.02'

SOUTH LINE OF THE SW 1/4 OF SECTION 35

GATE (NO LOCK)

FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.)

N89°53'51"W (D) 430.07'(D)

N89°53'51"W(D) 900.00'(D)

GATE (NO LOCK)

S22°50'39"W (D) 363.01(D)

FOUND 1/2" IRON ROD (NO ID.)

POINT OF COMMENCEMENT 10' AND 15' FPL EASEMENT O.R.B. 547, PAGE 1431 INTERSECTION OF NORTH R/W OF CANAL 102 AND WESTERLY R/W OF I-95 (POINT "A") SEE WALTON TITLE EXCEPTION #22

POINT OF BEGINNING 10' FPL EASEMENT O.R.B. 547, PAGE 1431 SEE WALTON TITLE EXCEPTION #22

S00°03'15"W(D) 129.69'(D)

FOUND 5/8" IRON ROD AND CAP STAMPED "CREECH INC LB 6705"

S22°59'38"W (D) 470.73(D)

15' FPL EASEMENT O.R.B. 547, PG. 1431 SEE WALTON TITLE EXCEPTION #22

FOUND 1/2" IRON ROD (NO ID.)

WEST R/W LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95)

EASEMENT 2: 60' ACCESS, UTILITY, DRAINAGE, & BILLBOARD EASEMENT O.R.B. 2035, PG. 1430 SEE WALTON TITLE EXCEPTION #15

S26°30'37"W (D) 519.99' (D)

FOUND 1/2" IRON ROD (NO ID.)

N27°39'51"E (D) 67.72' (D)

GATE (NO LOCK)

GATE (NO LOCK)

FOUND 5/8" IRON ROD (NO ID.)

N56°07'55"W (D) 323.59' (D) 323.65' (M)

S32°49'14"W (D) 230.02' (D) 229.66' (M)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

4' HOG WIRE FENCE WITH BARBED WIRE

8' WIDE DIRT ROAD

SHELL ROCK ROAD

GATE (NO LOCK)

70' ACCESS R/W PER F.D.O.T. RIGHT-OF-WAY MAP, SECTION 94001-2414

15' FPL EASEMENT O.R.B. 547, PG. 1431 SEE WALTON TITLE EXCEPTION #22

ASPHALT ROAD (GORDY EXD)

NE 1/4 OF SECTION 2-T36S-R39E

DETAIL "A"
NOT TO SCALE

N.S.L.R.W.C.D. (98.00' R/W)

CANAL NO. 101 (94.00' R/W)

49'

47'

5.17'

2.75'

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.)

MULLER JJC LLC
PCN: 2334-322-0002-000-5

WEST TOP OF BANK MEANDERS WEST PROPERTY LINE

WEST LINE OF THE E 1/2 OF THE SW 1/4 OF SECTION 34-T35S-R39E

EAST LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 34-T35S-R39E

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286" FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.) N 0.20', E 0.20'

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286" FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.) S 0.87', E 0.23'

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

S89°40'53"E (C) 1288.94' (C)

A.P.U. #1A GUY ANCHORS (SEE NOTE #9)

A.P.U. #1C 4' BARBED WIRE FENCE 4.0' EAST (SEE NOTE #9)

S89°46'53"E (D) 624.96'(D)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286" FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.) S 0.12', W 6.31'

4' BARBED WIRE FENCE

SOUTH LINE OF THE W 1/2 OF NW 1/4 OF SE 1/4 OF SECTION 34 AND NORTH LINE OF SW 1/4 OF SE 1/4

SE 1/4 OF SECTION 34-T35S-R39E

RESOLUTION 01-012 O.R.B. 1389, PG. 1236 SEE IBERIA TITLE EXCEPTION #11

LEASE FOR GRAZING OF CATTLE SEE IBERIA TITLE EXCEPTION #14

PARCEL 1
SE 1/4 OF THE SW 1/4 OF 34-T35S-R39E
WALTON ACQUISITIONS FL LLC, ETAL
PCN: 2334-340-0000-000-7
39.05 ACRES, MORE OR LESS

A.P.U. #3 GUY ANCHORS (SEE NOTE #9 AND SHEET 10)

4' BARBED WIRE FENCE

ACTIVE PASTURE

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286" FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.) 15.33' NORTH AND 1.18' EAST OF SECTION LINE

POINT OF COMMENCEMENT WALTON PARCEL NW CORNER OF SECTION 3-T36S-R39E FOUND 1 1/4" IRON PIPE AND CAP STAMPED "CREECH INC LB 6705" COR 10513

S00°04'39"W (D) S00°06'37"W (M) 42.50' (D)

S00°06'35"W (D) 42.50' (D)

GATE (NO LOCK)

APPARENT N.S.L.R.W.C.D. CROSSING PERMIT TO FPL, NOT PROVIDED

N.S.L.R.W.C.D. CANAL NO. 102 (65.00' R/W)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

4' BARBED WIRE FENCE

N89°53'51"W(D) 1330.07'(D)

42.50'

N89°53'51"W (D) 1330.04' (D)

NORTH R/W LINE OF N.S.L.R.W.C.D. CANAL NO. 102

SOUTH R/W LINE OF N.S.L.R.W.C.D. CANAL NO. 102

FOUND 5/8" IRON ROD (NO I.D.)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286" FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.) 43.13' SOUTH AND 37.24' EAST OF SECTION LINE

N89°53'51"E 1300.04' (D)

FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.) S 0.16', E 0.17'

WEST R/W LINE OF 30' ROAD PER D.B. 116, PAGE 379

N89°46'35"W (M) (BEARING BASE) 2622.04' (M)

NORTH LINE OF SECTION 3

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

N89°46'35"W (D) 1026.62' (D)

PARCEL 49

PARCEL 50A

8' WIDE TRAIL

S00°00'00"E (D) 142.46' (D)

N89°50'50"W(D) 1811.20' (D)

A.P.U. #6 TOP OF BANK MEANDERS ALONG PROPERTY LINE (SEE NOTE #9)

R = 150.00'
Δ = 117°50'41"
A = 308.52' (D)

R = 335.00'
Δ = 62°33'43"
A = 365.79' (D)

S62°33'43"W (D) 139.15' (D)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

GATE (NO LOCK)

GATE (NO LOCK)

FOUND 5/8" IRON ROD (NO ID.)

S01°56'01"W (D) 142.19' (D)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

170' FPL EASEMENT O.R.B. 96, PG. 58, O.R.B. 97, PAGE 174 SEE WALTON TITLE EXCEPTION #21

LAKE A.P.U. #6 (SEE NOTE #9)

S85°17'03"W (D) 146.97' (D)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

S53°57'44"W (D) 58.71' (D)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286" N 0.33', E 0.14'

S02°37'14"W (D) 332.85' (D)

S31°56'28"W 78.35'

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286".

S61°15'41"W (D) 335.12' (D) 335.42' (M)

N22°18'17"W(D) 1745.02' (D) 1745.80' (M)

WILLOW LAKES LLC
PCN: 3302-212-0001-000-4

NW 1/4 OF SECTION 2-T36S-R39E

SOUTH LINE OF NORTH 1/2 OF NW 1/4 OF SECTION 2

NORTH LINE OF SW 1/4 OF NW 1/4 OF SECTION 2

WILLOW LAKES, LLC
PCN: 3302-212-0001-000-4

170' FPL EASEMENT O.R.B. 119, PAGES 405, 408, 411, 414, 417,420,423 AND 426 SEE WALTON TITLE EXCEPTION #10

WILLOW LAKES PARCEL 1

WEST LINE OF THE NW 1/4 OF SECTION 2

MULLER JJC LLC
PCN: 3303-221-0000-000-8

POINT OF BEGINNING O.R.B. 377, PAGE 2069

4' BARBED WIRE FENCE

NORTH LINE OF THE NW 1/4 OF SECTION 3-T36S-R39E

200' FPL EASEMENT O.R.B. 377, PG. 2069 SEE IBERIA TITLE EXCEPTION #9

200' FPL EASEMENT O.R.B. 377, PG. 2069 SEE WALTON TITLE EXCEPTION #11

APPARENT N.S.L.R.W.C.D. CROSSING PERMIT TO FPL, NOT PROVIDED

A.P.U. #1B 4' BARBED WIRE FENCE 2.0' EAST (SEE NOTE #9)

RESOLUTION 01-012 O.R.B. 1389, PG. 1236 SEE IBERIA TITLE EXCEPTION #11

PRELIMINARY DEVELOPER'S AGREEMENT O.R.B. 2399, PG. 1729 SEE IBERIA TITLE EXCEPTION #12

LEASE FOR GRAZING OF CATTLE SEE IBERIA TITLE EXCEPTION #14

APPROXIMATE PROPERTY LINE

WEST LINE OF THE E 1/2 OF THE NW 1/4 OF SECTION 3-T36S-R39E

EAST LINE OF THE E 1/2 OF THE NW 1/4 OF SECTION 3-T36S-R39E

CATTLE GATE (NO LOCK)

110' FPL R/W D.B. 234, PAGE 7, MODIFIED IN D.B. 249, PAGE 389, D.B. 235, PAGE 356 SEE WALTON TITLE EXCEPTION #9

200' FPL EASEMENT O.R.B. 377, PG. 2069 SEE WALTON TITLE EXCEPTION #11

60' FPL EASEMENT O.R.B. 119, PAGES 404, 407, 410, 413, 416, 419, 422, AND 425 SEE WALTON TITLE EXCEPTION #9

PARCEL 50A

CLYDE C THOMPSON JR
PCN: 3303-224-0006-000-9

POND

CATTLE GATE (NO LOCK)

PARCEL 2
E 1/2 OF NW 1/4 OF 3-T36S-R39E
WALTON ACQUISITIONS FL LLC, ETAL
PCN: 2334-340-0000-000-7
77.56 ACRES, MORE OR LESS

N00°00'33"E (C) 2622.25' (C)

N00°02'49"E (C) 2617.42' (C)

APPROXIMATE PROPERTY LINE

A.P.U. #2B 8' WIDE TRAIL (SEE NOTE #9)

UTILITIES SEE IBERIA TITLE EXCEPTION #16

A.P.U. #1A 4' BARBED WIRE FENCE 1.4' EAST (SEE NOTE #9)

A.P.U. #2A 8' WIDE TRAIL (SEE NOTE #9)

GATE (LOCKED)

SOUTH LINE OF THE NW 1/4 OF 3-T36S-R39E

N89°52'26"W (C) 1288.78' (C)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

4' BARBED WIRE FENCE

NORTH EDGE OF PAVEMENT MIDWAY ROAD

LESS AND EXCEPT R/W (VARYING WIDTH) O.R.B. 44, PG. 447

70' R/W

1435.79'

EASEMENT 1: 100' TEMPORARY INGRESS & EGRESS EASEMENT O.R.B. 2035, PG. 1456 SEE WALTON TITLE EXCEPTION #17

N.S.L.R.W.C.D. CANAL NO. 93 (78.00' R/W)

N00°02'10"E (D) 1318.96' (D)

N00°24'17"E (C) 1318.47' (C)

EAST R/W LINE OF N.S.L.R.W.C.D. CANAL NO. 93

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

PARCEL 50C

PARCEL 50B

200'

8' WIDE TRAIL

EAST R/W OF 60' FPL O.R.B. 119 PAGES 404

CATTLE GATES (COMBINATION LOCK)

500'

ASPHALT ROAD

W. MIDWAY ROAD (C.R. 712)

R/W WIDTH VARIES

PER F.D.O.T. RIGHT-OF-WAY MAP, SECTION 94001-2414

POINT OF BEGINNING D.B. 249, PAGE 389 SEE WALTON TITLE EXCEPTION #9

82' 100'±(D)

S.E. CORNER OF NE 1/4 OF SECTION 3

DETAIL "B"

0 30
(IN FEET)
1 inch = 30 ft.
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 30' OR SMALLER

POINT OF COMMENCEMENT PARCELS AND O.R.B. 377, PAGE 2069 NW CORNER OF THE NE 1/4 OF SECTION 3-T36S-R39E

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286" 0.07' S., 0.25' E.

FOUND 5/8" IRON ROD AND CAP STAMPED "PLS 2391" 0.05' S., 0.3' E.

N.S.L.R.W.C.D. CANAL NO. 93 (78.00' R/W)

EAST LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 34-T35S-R39

POINT OF BEGINNING WALTON PARCEL FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.)

N89°46'35"W 39.00'

S89°46'35"E 39.00'

N89°46'35"W 2622.04' (M)

34 35 3 2

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

NW CORNER OF NW 1/4 OF SECTION 2-T36S-R39E FOUND 1 1/4" IRON PIPE AND CAP STAMPED "CREECH INC LB 6705" CCR 105131

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Bowman Consulting Group, Ltd., Inc.
301 SW Ocean Blvd., Suite 301
Stuart, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
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VILLAGE AT MIDWAY
ALTA BOUNDARY & TOPOGRAPHIC SURVEY
ST. LUCIE COUNTY FLORIDA

PROJECT NO 010230-01-003

PLAN STATUS

DATE	DESCRIPTION

FIELD BOOK	PAGE
13–115	19–28
13–116	30–39
14–124,129,130	47–48
15–131	

D.J.I., D.A.L. DRAWN | S.N.B. CHKD

SCALE H: 1" = 300' V: N/A

JOB No.010230-01-003

DATE MARCH 2, 2015

FILE No. 010230 W-I BNDY TOPO 2015

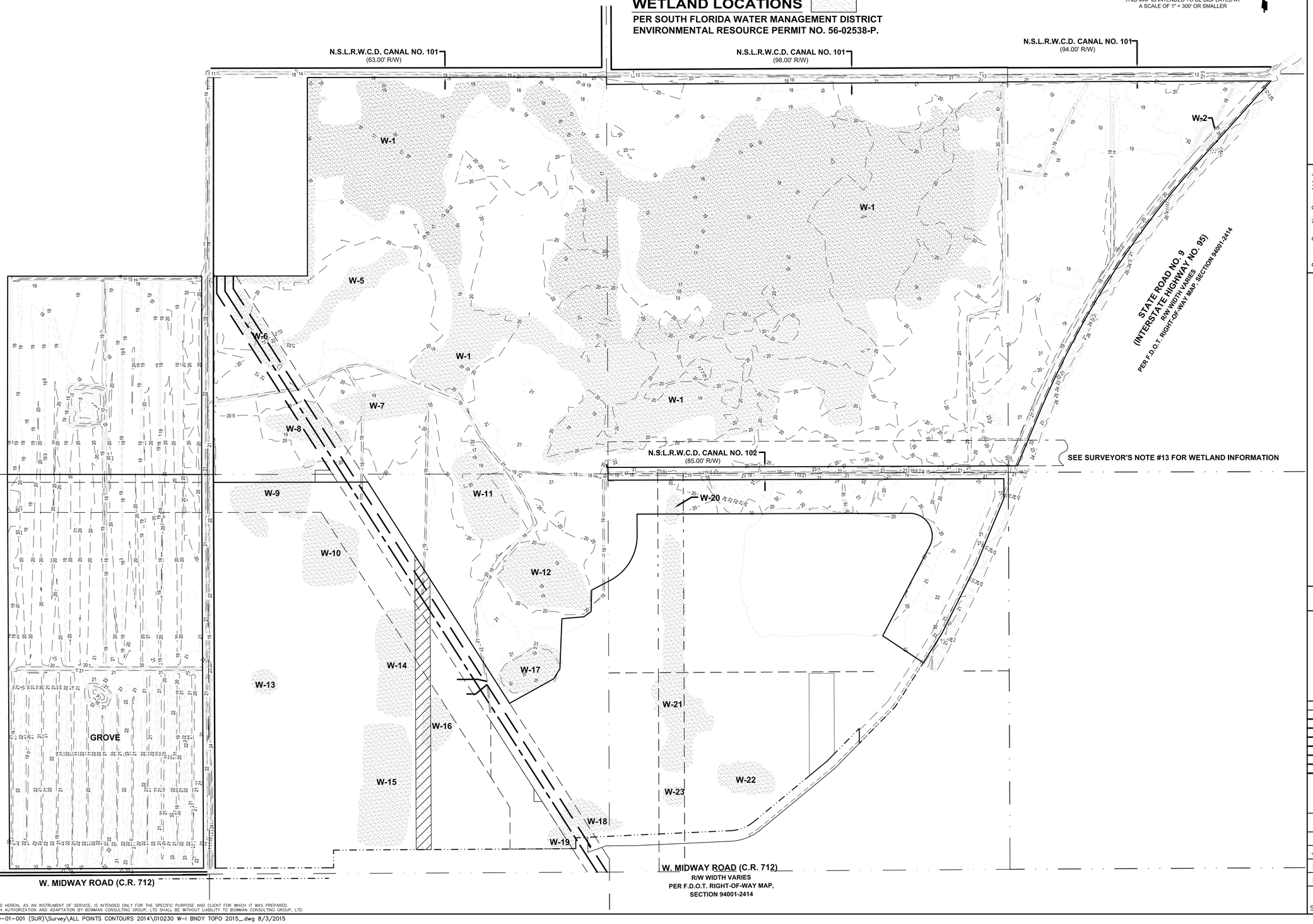
SHEET 3 OF 13

ALTA/ACSM LAND TITLE SURVEY
VILLAGE AT MIDWAY
LYING IN A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST SAINT LUCIE COUNTY, FLORIDA

WETLAND LOCATIONS

PER SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE PERMIT NO. 56-02538-P.

GRAPHIC SCALE
(IN FEET)
1 inch = 300 ft.
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 300' OR SMALLER



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Stuart, FL 34994
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PLAN STATUS

DATE	DESCRIPTION

FIELD BOOK: 13-115 (PAGE 19-28, 30-39, 47-48); 13-116; 14-124,129,130; 15-131

D.J.I., D.A.L. (DRAWN) | S.N.B. (CHKD)

SCALE H: 1" = 300' V: N/A

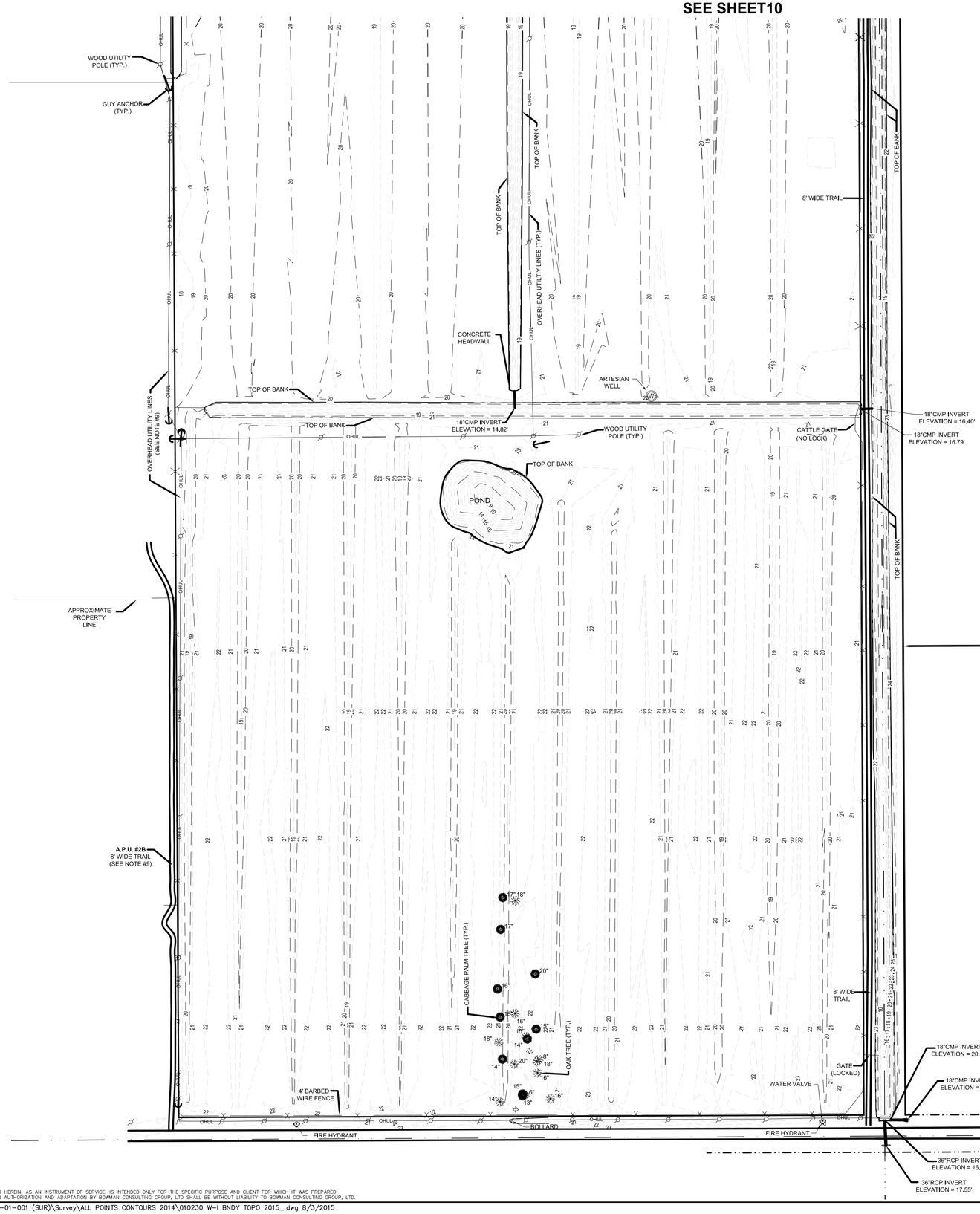
JOB No. 010230-01-003

DATE MARCH 2, 2015

FILE No. 010230 W-1 BNDY TOPO 2015

SHEET 4 OF 13

SEE SHEET10



SEE SHEET 6

NE 1/4 OF SECTION
3-T36S-R39E

GRAPHIC SCALE
10 0 50 100
(IN FEET)
1 inch = 100 ft.
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 100' OR SMALLER

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FIELD BOOK: 13-115; 13-116; 14-124,129,130; 15-131
PAGE: 19-28; 30-39; 47-48

D.J.I., D.A.L. DRAWN | S.N.B. CHKD

SCALE H: 1" = 100' V: N/A

JOB No. 010230-01-003

DATE MARCH 2, 2015

FILE No. 010230 W-1 BNDY TOPO 2015

SHEET 5 OF 13

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SEE SHEET 9

SEE SHEET 5

SEE SHEET 7

110' FPL R/W
D.B. 234, PAGE 7,
MODIFIED IN D.B. 249,
PAGE 389, D.B. 235, PAGE 356
SEE TITLE EXCEPTION #9

200' FPL EASEMENT
O.R.B. 377, PG. 2069
SEE TITLE EXCEPTION #11

8' WIDE TRAIL

PARCEL 50A
FPL EASEMENT
O.R.B. 377, PG. 2069
SEE TITLE EXCEPTION #11

BOUNDARY LIMITS

12"CMP INVERT
ELEVATION = 18.60'

12"CMP INVERT
ELEVATION = 18.51'

OVERHEAD UTILITY LINES (TYP.)

TREELINE
(TYP.)

18"CMP INVERT
ELEVATION = 18.22'

18"CMP INVERT
ELEVATION = 18.18'

FIBER OPTIC
MARKER

ACTIVE
PASTURE

TOP OF BANK

TOP OF BANK

TREELINE
(TYP.)

TOP OF BANK

TOP OF BANK

BOUNDARY LIMITS

170' FPL
EASEMENT
O.R.B. 96, PG. 58.
O.R.B. 97, PAGE 174
SEE TITLE
EXCEPTION #21

WEST 500' OF THE NORTH 1/2 OF
THE NW 1/4 OF SECTION 2

SOUTH LINE OF NORTH 1/2 OF
NW 1/4 OF SECTION 2

NORTH LINE OF SW 1/4 OF
NW 1/4 OF SECTION 2

NE 1/4 OF
SECTION
3-T36S-R39E

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1" = 100' OR SMALLER

EASEMENT 1:
100' TEMPORARY INGRESS
& EGRESS EASEMENT
O.R.B. 2035, PG. 1456
SEE TITLE EXCEPTION #17

60' FPL EASEMENT
O.R.B. 119, PAGES 404, 407, 410,
413, 416, 419, 422, 425, AND
O.R.B. 547, PAGE 1431
SEE TITLE EXCEPTION #9

170' FPL
EASEMENT
O.R.B. 119,
PAGES 405,
408, 411, 414,
417,420,423
AND 426
SEE TITLE
EXCEPTION #10

NW 1/4 OF
SECTION
2-T36S-R39E

WEST LINE OF THE NW 1/4 OF SECTION 2

WEST 1435.79'
PER O.R.B. 2035, PG. 1456

8' WIDE TRAIL

PARCEL 50A
FPL EASEMENT
O.R.B. 377, PG. 2069
SEE TITLE EXCEPTION #11

170'

UTILITY POLES AND
GUY ANCHORS (TYP.)

CENTERLINE OF D.B. 249, PAGE 389

200'

PARCEL 50B
FPL EASEMENT
O.R.B. 377, PG. 2069
SEE TITLE EXCEPTION #11

WEST 500' OF THE SW 1/4 OF THE
NW 1/4 OF SECTION 2

PARCEL 50C
FPL EASEMENT
O.R.B. 377, PG. 2069
SEE TITLE EXCEPTION #11

8' WIDE TRAIL

CATTLE
GATES

ASPHALT ROAD

W. MIDWAY ROAD (S.R. 712)

ASPHALT ROAD

POINT OF COMMENCEMENT
D.B. 249, PAGE 389
SEE TITLE EXCEPTION #9

82'
100'± (D)

S.E. CORNER OF NE 1/4 OF
SECTION 3

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ST. LUCIE COUNTY FLORIDA

PROJECT NO
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PLAN STATUS

DATE	DESCRIPTION

FIELD BOOK	PAGE
13-115	19-28
	30-39
13-116	47-48
14-124,129,130	
15-131	

D.J.I., D.A.L. DRAWN | S.N.B. CHKD

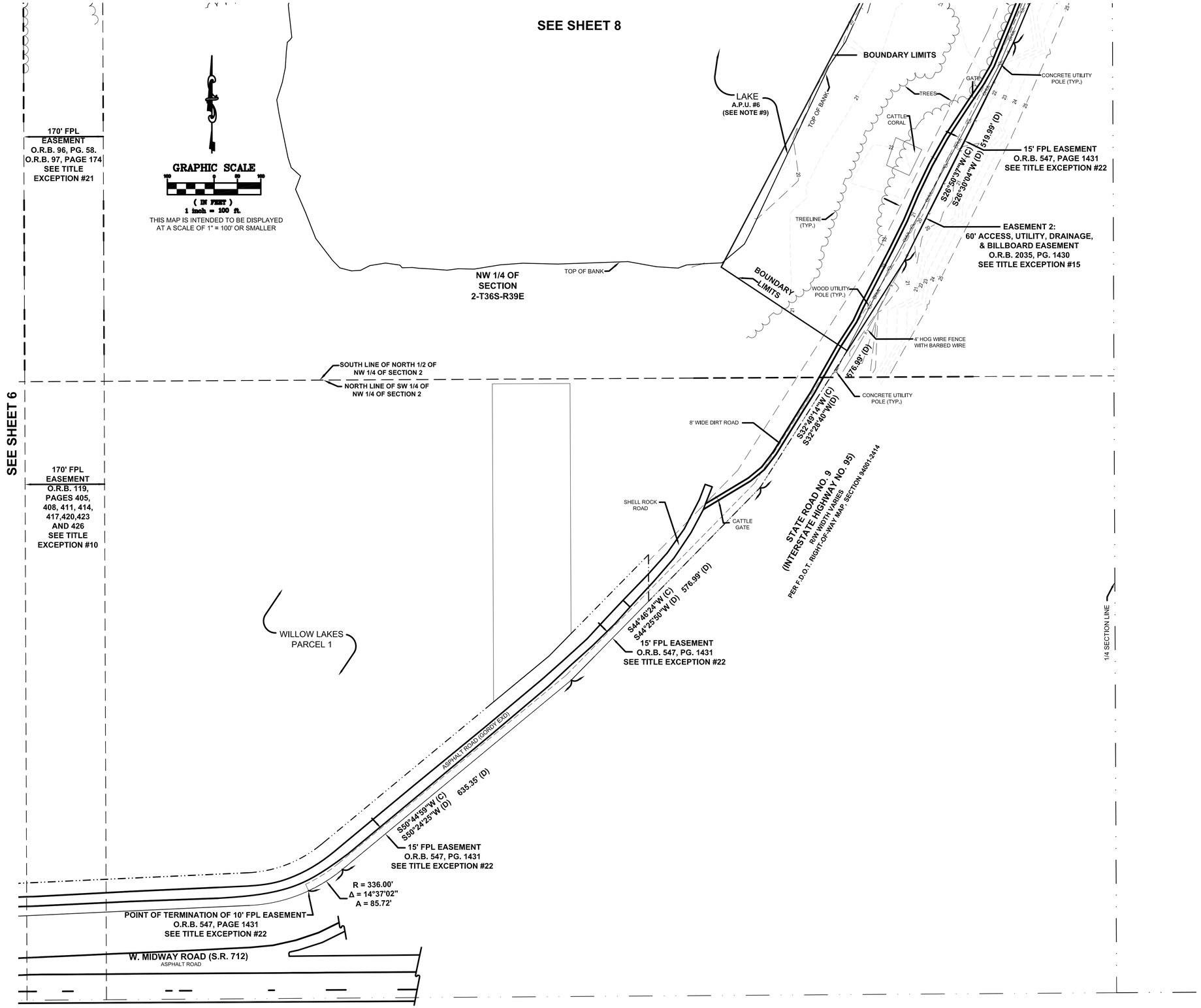
SCALE H: 1" = 100' V: N/A

JOB No. 010230-01-003

DATE MARCH 2, 2015

FILE No. 010230 W-1 BNDY TOPO 2015

SHEET 6 OF 13



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15-131	

D.J.I., D.A.L.	S.N.B.
DRAWN	CHKD

SCALE H: 1" = 100'
V: N/A

JOB No. 010230-01-003

DATE MARCH 2, 2015

FILE No. 010230 W-I BNDY TOPO 2015

SHEET 7 OF 13

SEE SHEET 13

SW 1/4 OF
SECTION
35-T35S-R39E

ACTIVE PASTURE

SEE SHEET 9

170' FPL R/W
O.R.B. 119, PAGES 405, 408, 411,
414, 417, 420, 423, AND 426
SEE TITLE EXCEPTION #10

WELL

TREELINE (TYP.)

TOP OF BANK

OVERHEAD UTILITY LINE
MEANDERS PROPERTY LINE

WARNING
UNDERGROUND
CABLE SIGN

4' BARBED WIRE
FENCE MEANDERS
PROPERTY LINE

BILLBOARD
SEE TITLE
EXCEPTION #15

GUY ANCHOR
(TYP.)

WOOD UTILITY
POLE (TYP.)

USED COWS
FOR SALE SIGN

EASEMENT 2:
60' ACCESS, UTILITY, DRAINAGE,
& BILLBOARD EASEMENT
O.R.B. 2035, PG. 1436
SEE TITLE EXCEPTION #15

8' WIDE TRAIL

WARNING
UNDERGROUND
CABLE SIGN

SEE DETAIL "C"
AT RIGHT

STATE ROAD NO. 9
(INTERSTATE HIGHWAY NO. 95)
R/W WIDTH VARIES
PER F.D.O.T. RIGHT-OF-WAY MAP, SECTION 94001-2414

WESTERLY R/W
OF I-95

SE 1/4 OF
SECTION
35-T35S-R39E

4' BARBED WIRE FENCE
MEANDERS PROPERTY LINE

170'

212.5

BOUNDARY LIMITS

N.S.L.R.W.C.D. CANAL NO. 101

42.50'

42.50'

NORTH R/W LINE OF N.S.L.R.W.C.D. CANAL NO. 102

SOUTH LINE OF THE SW 1/4 OF SECTION 35

TOP OF BANK

6'X6' BOX CULVERT INVERT
ELEVATION = 13.51'

6'X6' BOX CULVERT INVERT
ELEVATION = 13.15'

SOUTH R/W LINE OF N.S.L.R.W.C.D. CANAL NO. 102

18" CMP INVERT
ELEVATION = 16.47'

18" CMP INVERT
ELEVATION = 17.25'

N.S.L.R.W.C.D. CANAL NO. 102
(85.00' R/W)

BOUNDARY LIMITS

WEST R/W LINE OF 30' ROAD
PER D.B. 116, PAGE 379

WOOD UTILITY
POLE (TYP.)

OVERHEAD UTILITY LINE
MEANDERS PROPERTY LINE

15' FPL EASEMENT
O.R.B. 547, PAGE 1431
SEE TITLE EXCEPTION #22

NE 1/4 OF
SECTION
2-T36S-R39E

TREES

BOUNDARY LIMITS

TOP OF CMP
ELEVATION = 19.67'
(COULD NOT DETERMINE
SIZE OR INVERT ELEVATION)

TOP OF CMP
ELEVATION = 18.88'
(COULD NOT DETERMINE
SIZE OR INVERT ELEVATION)

NW 1/4 OF
SECTION
2-T36S-R39E

LAKE
A.P.U. #6
(SEE NOTE #9)

8' WIDE TRAIL

S22°30'38"W (C)
S22°30'04"W (D)
608.76' (D)

TREES

SEE SHEET 7

GRAPHIC SCALE

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1" = 100' OR SMALLER

DETAIL "C"

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1" = 200' OR SMALLER

POINT OF
TERMINATION
N00°05'07"E (C)
N00°14'14"W (D)
65.00' (D)

10' FPL EASEMENT
O.R.B. 547, PAGE 1431
SEE TITLE EXCEPTION #22

POINT OF
TERMINATION
25.00'

N89°53'51"W (C)
S89°45'46"W (D)
301.08'

TOP OF BANK

8' WIDE TRAIL

POINT "B"

10" PVC INVERT
ELEVATION = 18.51'

10" PVC INVERT
ELEVATION = 18.56'

S22°30'38"W (C)
N22°30'04"E (D)

POINT OF COMMENCEMENT
10' AND 15' FPL EASEMENT
O.R.B. 547, PAGE 1431
INTERSECTION OF NORTH R/W
OF CANAL 102 AND WESTERLY
R/W OF I-95 (POINT "A")
SEE TITLE EXCEPTION #22

WARNING
UNDERGROUND CABLE
SIGNS

6'X6' BOX CULVERT
INVERT
ELEVATION = 13.51'

S22°30'04"W 92.10' (D)
S22°50'38"W 94.67' (C)

48" CMP INVERT
ELEVATION = 15.94'

48" CMP INVERT
ELEVATION = 15.63'

POINT OF BEGINNING
10' FPL EASEMENT
O.R.B. 547, PAGE 1431
SEE TITLE EXCEPTION #22

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301 SW Ocean Blvd., Suite 301
Stuart, FL 34994
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VILLAGE AT MIDWAY

ALTA BOUNDARY & TOPOGRAPHIC SURVEY

ST. LUCIE COUNTY FLORIDA

PROJECT NO
010230-01-003

PLAN STATUS

DATE	DESCRIPTION

FIELD BOOK	PAGE
13-115	19-28
	30-39
13-116	47-48
14-124,129,130	
15-131	

D.J.I., D.A.L.	S.N.B.
DRAWN	CHKD

SCALE H: 1" = 100'
V: N/A

JOB No. 010230-01-003

DATE MARCH 2, 2015

FILE No. 010230 W-I BNDY TOPO 2015

SHEET 8 OF 13

SEE SHEET 11

SEE SHEET 12

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 100' OR SMALLER

SE 1/4 OF SECTION 34-T35S-R39E

SEE SHEET 10

TOP OF BANK

TOP OF BANK

TOP OF BANK

TOP OF BANK

ACTIVE PASTURE

200' FPL EASEMENT O.R.B. 377, PG. 2069 SEE TITLE EXCEPTION #11

FIBER OPTIC MARKER

12"CMP INVERT ELEVATION = 19.01'

12"CMP INVERT ELEVATION = 19.07'

60' FPL EASEMENT O.R.B. 119, PAGES 404, 407, 410, 413, 416, 419, 422, 425, AND O.R.B. 547, PAGE 1431 SEE TITLE EXCEPTION #9

8' WIDE TRAIL

UTILITY POLES AND GUY ANCHORS (TYP.)

NORTH LINE OF SECTION 3

NE 1/4 OF SECTION 3-T36S-R39E

ACTIVE PASTURE

TREELINE

SEE SHEET 6

WEST LINE OF THE SW 1/4 OF SECTION 35

SEE SHEET 8

170' FPL R/W O.R.B. 119, PAGES 405, 408, 411, 414, 417, 420, 423, AND 426 SEE TITLE EXCEPTION #10

TREELINE (TYP.)

4' BARBED WIRE FENCE MEANDERS PROPERTY LINE

170'

TOP OF BANK

12"CMP INVERT ELEVATION = 17.67'

34

35

3

2

TOP OF BANK

TOP OF BANK

TOP OF BANK

4' BARBED WIRE FENCE

12"CMP INVERT ELEVATION = 17.36'

TOP OF BANK

N.S.L.R.W.C.D. CANAL NO. 101 (85.00' R/W)

42.50'

42.50'

36"CMP INVERT ELEVATION = 15.76'

36"CMP INVERT ELEVATION = 15.79'

TOP OF BANK

BOUNDARY LIMITS

BOUNDARY LIMITS

170' FPL EASEMENT O.R.B. 96, PG. 58, O.R.B. 97, PAGE 174 SEE TITLE EXCEPTION #21

TOP OF BANK

LAKE
A.P.U. #6
(SEE NOTE #9)

SEE SHEET 7

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FIELD BOOK: 13-115; 13-116; 14-124,129,130; 15-131
PAGE: 19-28; 30-39; 47-48

D.J.I., D.A.L. DRAWN
S.N.B. CHKD

SCALE H: 1" = 100' V: N/A

JOB No. 010230-01-003

DATE MARCH 2, 2015

FILE No. 010230 W-1 BNDY TOPO 2015

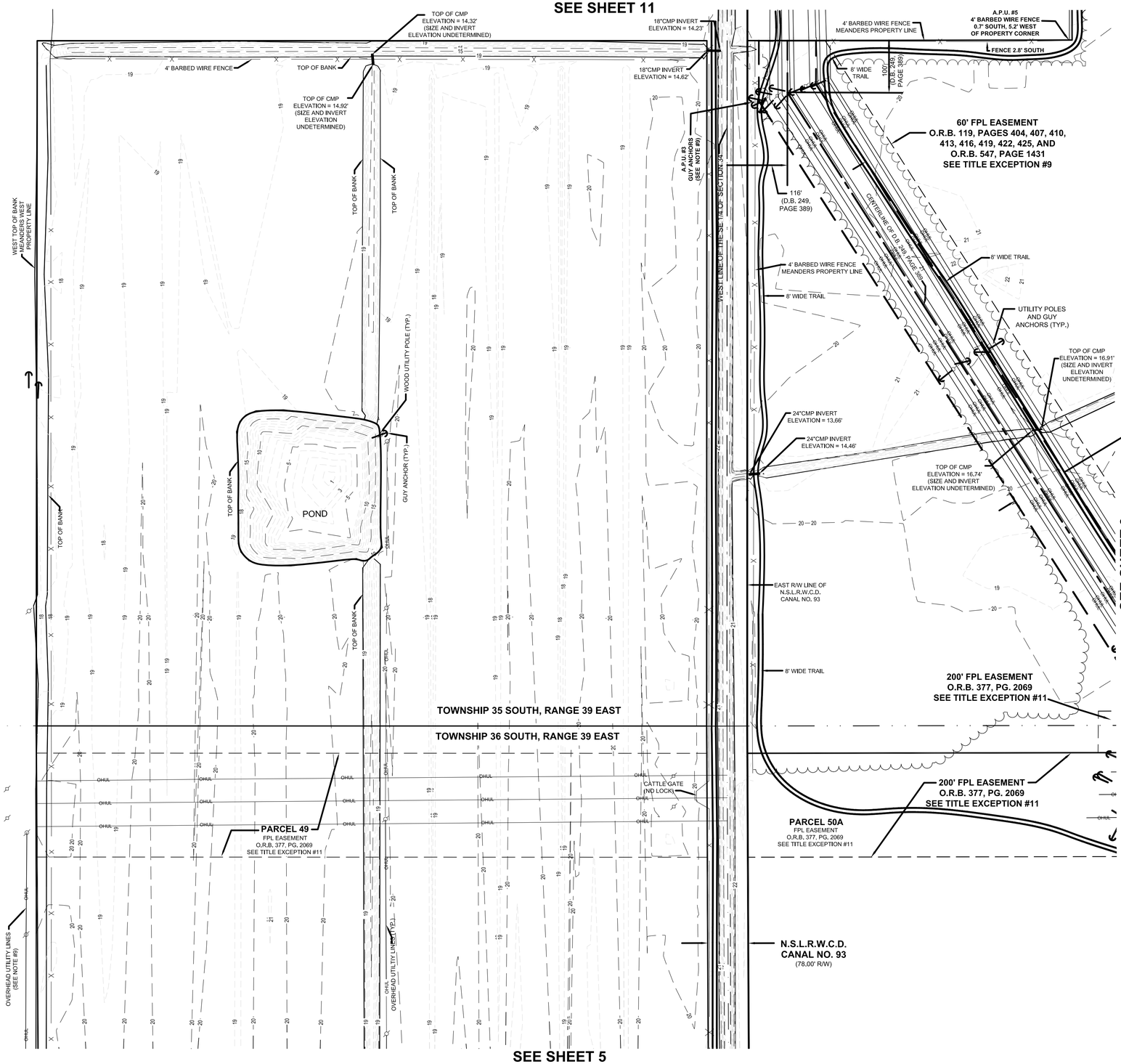
SHEET 9 OF 13

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GRAPHIC SCALE

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SCALE H: 1" = 100' V: N/A

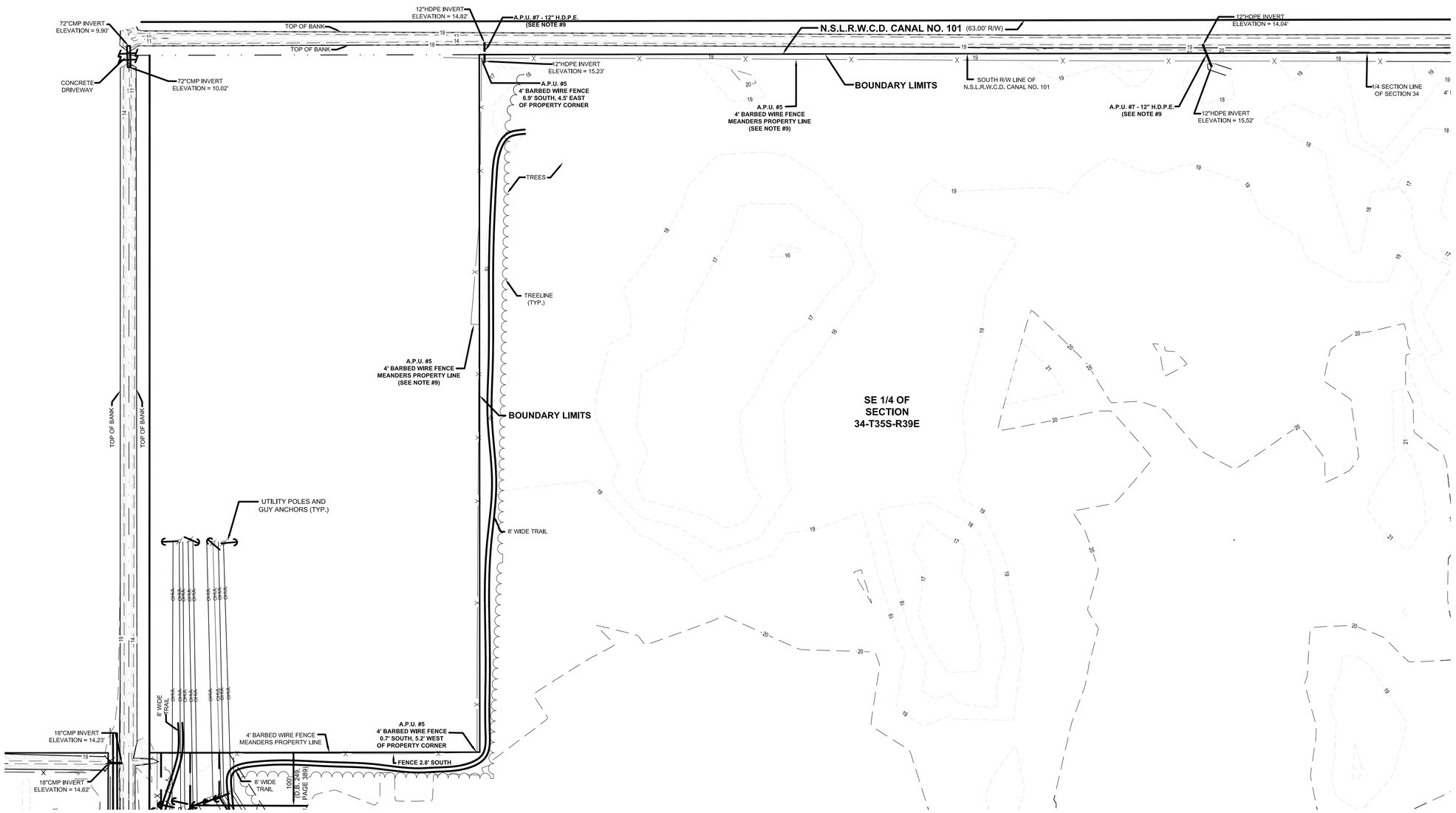
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DATE MARCH 2, 2015

FILE No. 010230 W-I BNDY TOPO 2015

SEE SHEET 11

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.
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SEE SHEET 12

SEE SHEET 10

SEE SHEET 9

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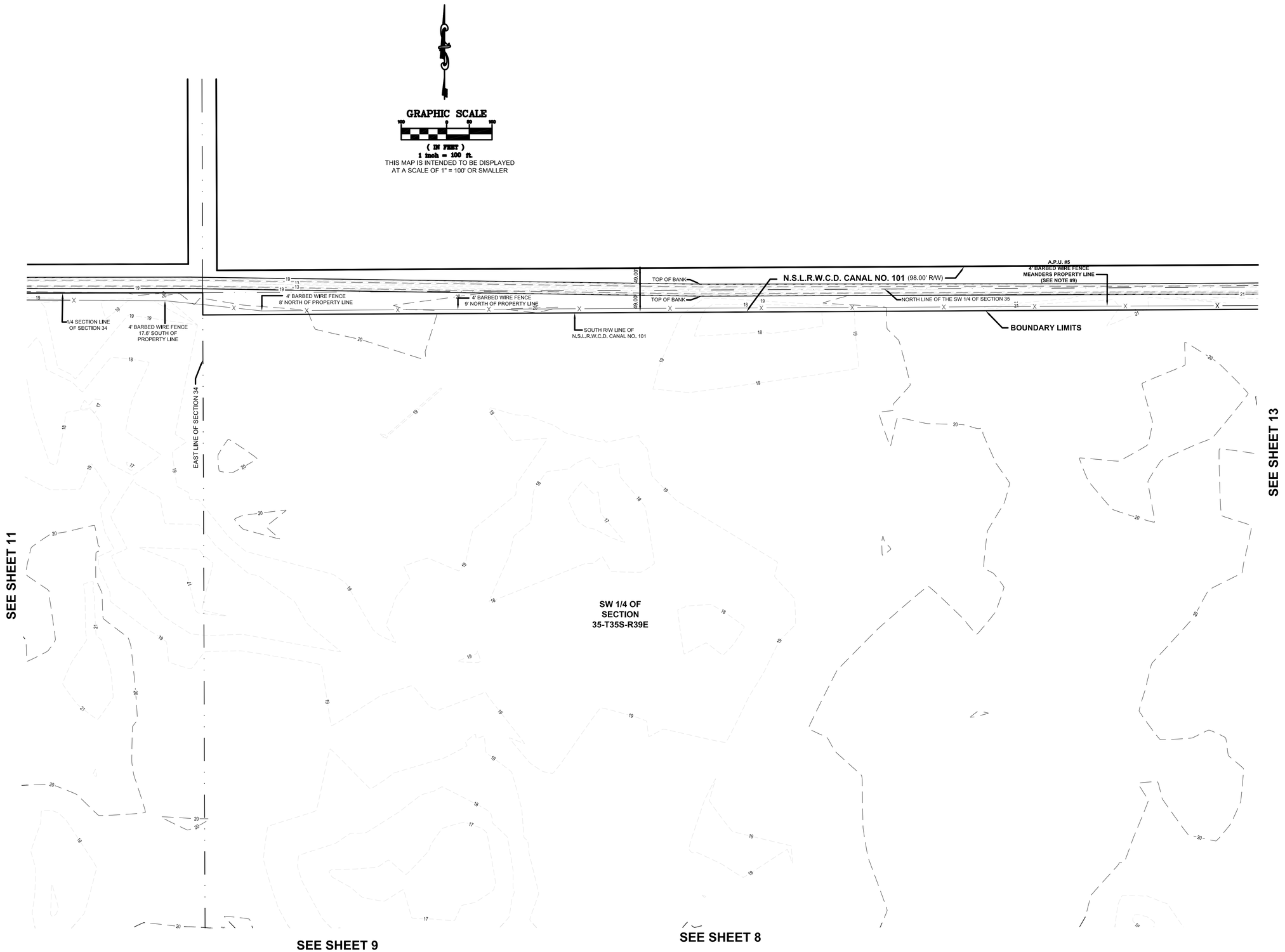
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SHEET 11 OF 13



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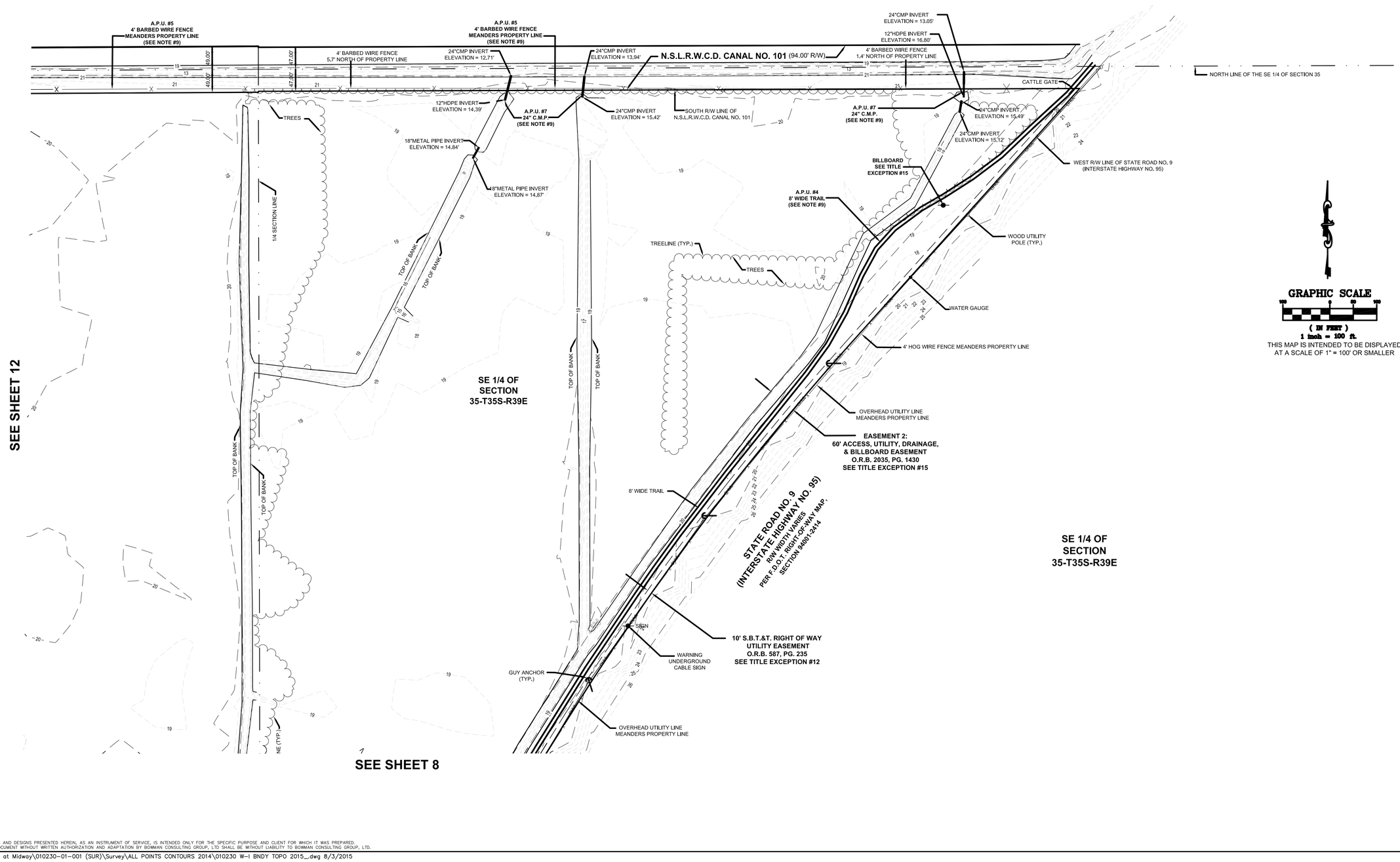
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GRAPHIC SCALE

100 0 50 100

(IN FEET)

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SHEET 13 OF 13

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VILLAGE AT MIDWAY

BEING A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA PRELIMINARY PLAT DECEMBER, 2015

PLAT BOOK _____

PAGE _____

WALTON PARCEL: (399.71 ACRES)

A PARCEL OF LAND LYING IN SECTIONS 2, 3, 34, AND 35 TOWNSHIP 35 SOUTH AND 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N00°20'10"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 1318.99 FEET TO A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34 A NOT INCLUDED PARCEL; THENCE S89°46'53"E ALONG THE SOUTH LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 624.96 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NOT INCLUDED; THENCE N00°16'46"E ALONG THE EAST LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 1319.04 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE S89°47'10"E ALONG THE 1/4 SECTION LINE OF SAID SECTION 34 A DISTANCE OF 1987.99 FEET TO A POINT ON THE EAST LINE OF SECTION 34, THENCE S00°06'37"W ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 49.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 98.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°59'09"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 2664.42 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE N00°12'25"E ALONG THE 1/4 SECTION OF SAID SECTION 35 A DISTANCE OF 2.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 94.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 1331.59 FEET; THENCE CONTINUE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 418.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S42°14'14"W ALONG THE WEST RIGHT-OFWAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 727.09 FEET TO THE BEGINNING OF A CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 402.05 FEET THROUGH A CENTRAL ANGLE OF 03°54'07"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 597.06 FEET THROUGH A CENTRAL ANGLE OF 05°47'41"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 999.10 FEET THROUGH A CENTRAL ANGLE OF 09°41'48"; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S22°50'38"W A DISTANCE OF 363.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 102 (A 85 FOOT WIDE CANAL RIGHT-OF-WAY); THENCE N89°48'50"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 60.02 FEET; THENCE CONTINUE N89°53'51"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 900.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 430.07 FEET;THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 1330.07 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE S00°06.37"W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 35 A DISTANCE OF 42.50 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 2; THENCE S00°06'35"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 42.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 102; THENCE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1330.04 FEET; THENCE CONTINUE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1300.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 30 FOOT ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 116, AT PAGE 379 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°03'15"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 129.69 FEET RETURNING TO THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 9 (INTERSTATE 1-95); THENCE S22°50'38"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 470.73 FEET; THENCE CONTINUE S26°50'37"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 519.99 FEET; THENCE CONTINUE S32°49'14"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 229.66 FEET; THENCE DEPARTING SAID STATE ROAD NO. 9 N56°07'55"W A DISTANCE OF 323.65 FEET; THENCE N27°59'51"E A DISTANCE OF 671.72 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50,41"; THENCE N89°50'50"W A DISTANCE OF 1811.20 FEET; THENCE S00°00'00"E A DISTANCE OF 142,46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE S62°33'43"W A DISTANCE OF 139.15 FEET; THENCE S01°56'01"W A DISTANCE OF 142.19 FEET; THENCE S53°57'44"W A DISTANCE OF 58.71 FEET; THENCE S85°17'03"W A DISTANCE OF 146.97 FEET; THENCE S02°37'14"W A DISTANCE OF 332.85 FEET; THENCE S31°56'28"W A DISTANCE OF 78.35 FEET; THENCE S61°15'41"W A DISTANCE OF 335.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 119, PAGE 404; THENCE N32°18'17"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1745.80 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 377, PAGES 2069-2076; THENCE N89°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH SECTION LINE OF SAID SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND BEING THE POINT OF BEGINNING.

CONTAINING 17,411,399 SQUARE FEET OR 399.71 ACRES, MORE OR LESS.

EASEMENT PARCELS:

EASEMENT 1:

TOGETHER WITH THE EASEMENT RIGHTS OF MIDWAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, UPON, ACROSS AND OVER THE EASEMENT PROPERTY AS SET FORTH IN THE TEMPORARY EASEMENT AGREEMENT DATED JULY 30, 2004, BY AND BETWEEN MIDWAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WILLOW LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 2035, PAGE 1456, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EASEMENT 2:

TOGETHER WITH THE EASEMENT RIGHTS IN FAVOR OF THE FEE PARCEL DESCRIBED ABOVE AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT DATED JULY 30, 2004, BY AND AMONG MIDWAY PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, WILLOW LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HYMAN B. HENDLER AND ALVIN D. SCHWARTZ, AS CO-TRUSTEES UNDER THE PROVISIONS OF AN UNRECORDED TRUST AGREEMENT KNOWN AS THE RESTATED AND AMENDED AND REVOCABLE LAND TRUST AGREEMENT FOR HHHP ASSOCIATES, DATED THE 2ND DAY OF JANUARY, 1995, AND REPECHAGE DEVELOPMENT, INC., A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2035, PAGE 1430, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

IBERIA PARCEL: (116.61 ACRES)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

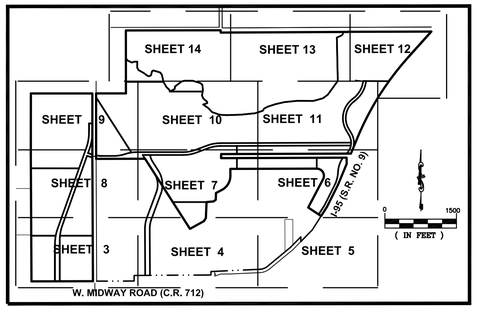
THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1,701,018 SQUARE FEET OR 39.05 ACRES, MORE OR LESS.

PARCEL 2:

THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY AND LESS MIDWAY ROAD RIGHT-OF-WAY AS SET FORTH IN OFFICIAL RECORDS BOOK 44, PAGE 447, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 3,378,514 SQUARE FEET OR 77.56 ACRES, MORE OR LESS.



SHEET INDEX

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 1500' OR SMALLER

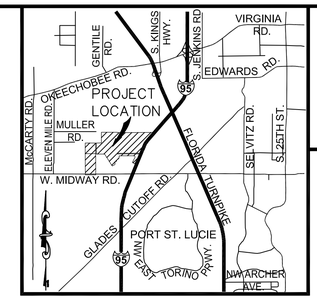
SUBDIVIDER:

WALTON ACQUISITIONS FL LLC
C/O WALTON INTERNATIONAL GROUP (USA), (INC.,
4800 NORTH SCOTTSDALE ROAD, SUITE 4000
SCOTTSDALE, ARIZONA 85251

CITY COMMISSION CERTIFICATE:

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____/_____/_____.

_____
CITY CLERK



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF _____
COUNTY OF _____

KNOWN ALL MEN BY THESE PRESENTS THAT WALTON ACQUISITIONS FL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS "VILLAGE AT MIDWAY", DOES HEREBY DEDICATE THE FOLLOWING:

1. THE UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, BELL SOUTH, AND ALL OTHER PUBLIC UTILITIES, INCLUDING C.A.T.V. FOR UTILITY PURPOSES AND IS THE MAINTENANCE RESPONSIBILITY OF EACH UTILITY WITHIN SAID EASEMENT. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF ST. LUCIE COUNTY WATER AND WASTEWATER UTILITY DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. ST. LUCIE COUNTY WATER AND WASTEWATER UTILITY DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY ST. LUCIE COUNTY WATER AND WASTEWATER UTILITY DISTRICT.

2. THE ACCESS TRACTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE AT MIDWAY COMMERCIAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PEDESTRIAN AND VEHICULAR ACCESS TO THE LAND DESCRIBED ON THIS PLAT, AND FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ROAD, UTILITY AND DRAINAGE IMPROVEMENTS, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

3. THE WATER MANAGEMENT TRACTS (W.M.T.'S), AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE AT MIDWAY COMMERCIAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

4. THE PRESERVE TRACT SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE AT MIDWAY COMMERCIAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS AND SHALL BE SUBJECT TO A CONSERVATION EASEMENT RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE VILLAGE AT MIDWAY COMMERCIAL ASSOCIATION SHALL MAINTAIN THE NATIVE PLANTINGS AND CONSTRUCT AND MAINTAIN ANY IMPROVEMENTS LOCATED WITHIN THE PRESERVE TRACT IN ACCORDANCE WITH ANY REQUIREMENTS OF THE RECORDED CONSERVATION EASEMENT AND ANY APPLICABLE SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT.

IN WITNESS WHEREOF, THE ABOVE-NAMED WALTON ACQUISITIONS FL, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 20___.

WALTON ACQUISITIONS FL, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____

WITNESS: _____
PRINT NAME: _____
DATE: _____

WITNESS: _____
PRINT NAME: _____
DATE: _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

BEFORE ME, PERSONALLY APPEARED _____, WHO [___] IS PERSONALLY KNOWN TO ME, OR [___] HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF WALTON ACQUISITIONS FL, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20___.

MY COMMISSION EXPIRES:_____

NOTARY PUBLIC: _____
PRINT NAME: _____
PRINT NUMBER _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF _____

WE,_____, MEMBERS OF THE_____ BAR, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORT DATED _____, 20____, ISSUED BY _____ HEREBY CERTIFY THAT AS OF _____, 20____, AT ____ (A.M.):

1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF VILLAGE AT MIDWAY IS IN THE NAME OF THE ENTITIES AND/OR PERSONS EXECUTING THE DEDICATION HEREON.

2) ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS: NONE

3) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 20____.

DATED THIS _____ DAY OF _____, 20___

_____

BY:_____
_____
_____
_____

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE DEED BEARINGS, RELATIVE TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, BEING NORTH 89°46'35" WEST.
2. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
5. NO BUILDING OR ANY KIND OF OBSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
6. LOT CORNERS, PCP'S AND PERMANENT REFERENCE MONUMENTS HAVE BEEN OR WILL BE SET AT POINT OF INTERSECTIONS AND/OR CHANGE IN DIRECTION AS REQUIRED BY CHAPTER 177.
7. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

CERTIFICATION:

THIS IS TO CERTIFY THAT THE PRELIMINARY PLAT SHOWN HEREON MEETS THE CITY OF FORT PIERCE'S SUBDIVISION REGULATIONS AS OUTLINED IN SUBDIVISION CODE SECTION 18-10.

DATE _____

BY: _____
STEVEN N. BRICKLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No. LS - 6841

Bowman CONSULTING
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462
BOWMAN CONSULTING GROUP, LTD., INC.
301 S.E. OCEAN BLVD., SUITE 301, STUART, FL 34994 PHONE: (772) 283-1413 FAX: (772) 220-7881
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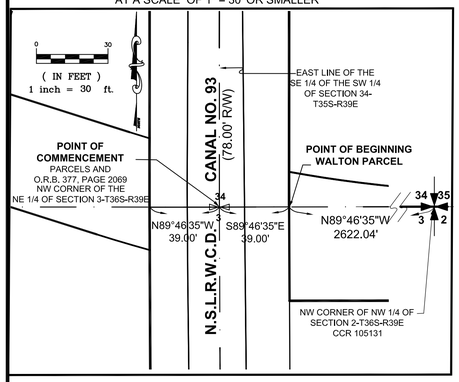
VILLAGE AT MIDWAY

BEING A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST
CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

PLAT BOOK _____

PAGE _____

DETAIL "B"
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 30' OR SMALLER



0 300 600 Feet

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 300' OR SMALLER

SFWMD
PCN: 2326-231-0001-000-4

RESERVOIR

N.S.L.R.W.C.D. CANAL NO. 101
(63.00' R/W)

S89°47'10"E 1987.99'

S00°06'37"W
49.00'

N.S.L.R.W.C.D. CANAL NO. 101
(98.00' R/W)

S89°59'09"E 2664.42'

N00°12'25"E
2.00'

N.S.L.R.W.C.D. CANAL NO. 101
(94.00' R/W)

S89°52'23"E 1331.59'

S89°52'23"E
418.59'

NORTH LINE OF THE SE 1/4 OF SECTION 35

49.00'
49.00'
47.00'
47.00'

1/4 SECTION LINE OF SECTION 34

SOUTH R/W LINE OF N.S.L.R.W.C.D. CANAL NO. 101

NORTH LINE OF THE SW 1/4 OF SECTION 35

SEE DETAIL "A"

TRACT B
152.91 ac.

WEST R/W LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95)

S42°14'14"W
727.09'

R = 5903.58'
Δ = 03°54'07"
A = 402.05'

R = 5903.58'
Δ = 05°47'41"
A = 597.06'

R = 5903.58'
Δ = 09°41'46"
A = 999.10'

EAST LINE OF NOT INCLUDED PARCEL

RONALD L. EVERLY & TAMMY S. EVERLY
PCN: 2334-422-0000-000-8

1319.04'

N00°16'46"E

EAST LINE OF SECTION 34

WEST LINE OF THE SW 1/4 OF SECTION 35

1/4 SECTION LINE OF SECTION 34

PRESERVE TRACT
136.40 ac.

ACCESS TRACT D1
2.37 ac.

W.M.T. 5
10.71 ac.

STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95)
R/W WIDTH VARIES
PER F.D.O.T. RIGHT-OF-WAY MAP, SECTION 94001-2414

SE 1/4 OF SECTION 35-T35S-R39E

SOUTH LINE OF THE W 1/2 OF NW 1/4 OF SE 1/4 OF SECTION 34 AND NORTH LINE OF SW 1/4 OF SE 1/4

S89°46'53"E
624.96'

W.M.T. 2
4.68 ac.

W.M.T. 3
2.70 ac.

SW 1/4 OF SECTION 35-T35S-R39E

SE 1/4 OF SECTION 34-T35S-R39E

MULLER JJC LLC
PCN: 2334-311-0000-000-7

S89°40'53"E 1288.94'

TRACT A
43.55 ac.

TRACT B
152.91 ac.

ACCESS TRACT C
8.12 ac.

TRACT B
152.91 ac.

ACCESS TRACT C
8.12 ac.

WEST LINE OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 35

SOUTH LINE OF THE SW 1/4 OF SECTION 35

N89°48'50"W
60.02'

S22°50'38"W
363.01'

MULLER JJS LLC
PCN: 2334-322-0002-000-5

WEST LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 34-S35R39

1318.47'

N00°24'17"E

EAST LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 34-S35R39

1318.86'

1318.99'

N00°02'10"E

N00°20'10"E

N.S.L.R.W.C.D. CANAL NO. 93
(78.00' R/W)

W.M.T. 1
10.82 ac.

ACCESS TRACT A
6.33 ac.

NW CORNER OF THE NE 1/4 OF SECTION 3-T36S-R39E

TRACT J 0.34 ac.
SEE DETAIL "B"

N89°46'35"W
(BEARING BASE)
2622.04'

N.S.L.R.W.C.D. CANAL NO. 102
(85.00' R/W)

TRACT H2
9.19 ac.

N89°53'51"W
1330.07'

N89°53'51"W
430.07'

N89°53'51"W
900.00'

EXISTING FPL EASEMENT

S00°06'37"W
42.50'

S00°06'35"W
42.50'

42.50'

CANAL 102

TOWNSHIP 35 SOUTH, RANGE 39 EAST
TOWNSHIP 36 SOUTH, RANGE 39 EAST

NORTH R/W OF O.R.B. 377, PG. 2069

N89°46'35"W 1026.62'

NORTH LINE OF SECTION 3

S89°53'51"E 1330.04'

TRACT H1
8.72 ac.

S89°53'51"E 1300.04'

TRACT I
8.93 ac.

S00°03'15"W
129.69'

EXISTING FPL EASEMENT

ACCESS TRACT B
1.51 ac.

TRACT G
34.36 ac.

N89°50'50"W 1811.20'

S00°00'00"E
142.46'

R = 150.00'
Δ = 117°50'41"
A = 308.52'

WEST R/W LINE OF 30' ROAD PER D.B. 116, PAGE 379

S22°50'38"W
470.73'

MULLER JJS LLC
PCN: 3303-221-0000-000-8

NORTH LINE OF THE NW 1/4 OF SECTION 3-T36S-R39E

N00°02'49"E
52.50'

R = 335.00'
Δ = 62°33'43"
A = 365.79'

S62°33'43"W
139.15'

N27°59'51"E
671.72'

S26°50'37"W
519.99'

NE 1/4 OF SECTION 2-T36S-R39E

WEST R/W LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95)

APPROXIMATE PROPERTY LINE

TRACT C
24.50 ac.

WEST LINE OF THE E 1/2 OF THE NW 1/4 OF SECTION 3-T36S-R39E

EAST LINE OF THE E 1/2 OF THE NW 1/4 SECTION 3-T36S-R39E

WILLOW LAKES LLC
PCN: 3302-212-0001-000-4

N.S.L.R.W.C.D. CANAL NO. 93
(78.00' R/W)

S01°56'01"W
142.19'

S85°17'03"W
146.97'

S53°57'44"W
58.71'

N22°18'17"W
1745.80'

W.M.T. 4
5.95 ac.

S02°37'14"W
332.85'

S31°56'28"W
78.35'

S61°15'41"W
335.42'

EAST R/W OF 60' FPL EASEMENT O.R.B. 1118, PAGES 704

NW 1/4 OF SECTION 2-T36S-R39E

N56°07'55"W
323.65'

S32°49'14"W
229.66'

ACCESS TRACT D2
2.34 ac.

CLYDE C THOMPSON JR
PCN: 3303-224-0006-000-9

2622.25'

ACCESS TRACT A
6.33 ac.

TRACT D
15.79 ac.

2617.42'

NE 1/4 OF SECTION 3-T36S-R39E

WILLOW LAKES, LLC
PCN: 3302-212-0001-000-4

EXISTING FPL EASEMENT

WEST LINE OF THE NW 1/4 OF SECTION 2

WILLOW LAKES PARCEL 1
O.R.B. 2035, PAGE 1421

70' ACCESS R/W PER F.D.O.T. RIGHT-OF-WAY MAP, SECTION 94001-2414

APPROXIMATE PROPERTY LINE

CLYDE C THOMPSON JR
PCN: 3303-231-0001-000-6

N00°00'33"E

TRACT E
10.90 ac.

TRACT F
15.20 ac.

N00°02'49"E

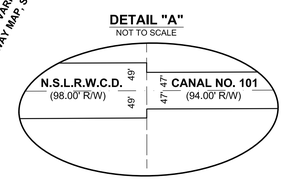
SOUTH LINE OF THE NW 1/4 OF 3-T36S-R39E

N89°52'26"W 1288.78'

W. MIDWAY ROAD (C.R. 712)
R/W WIDTH VARIES
PER F.D.O.T. RIGHT-OF-WAY MAP, SECTION 94001-2414

LESS AND EXCEPT R/W (VARYING WIDTH) O.R.B. 44, PG. 447

DETAIL "A"
NOT TO SCALE



LEGEND

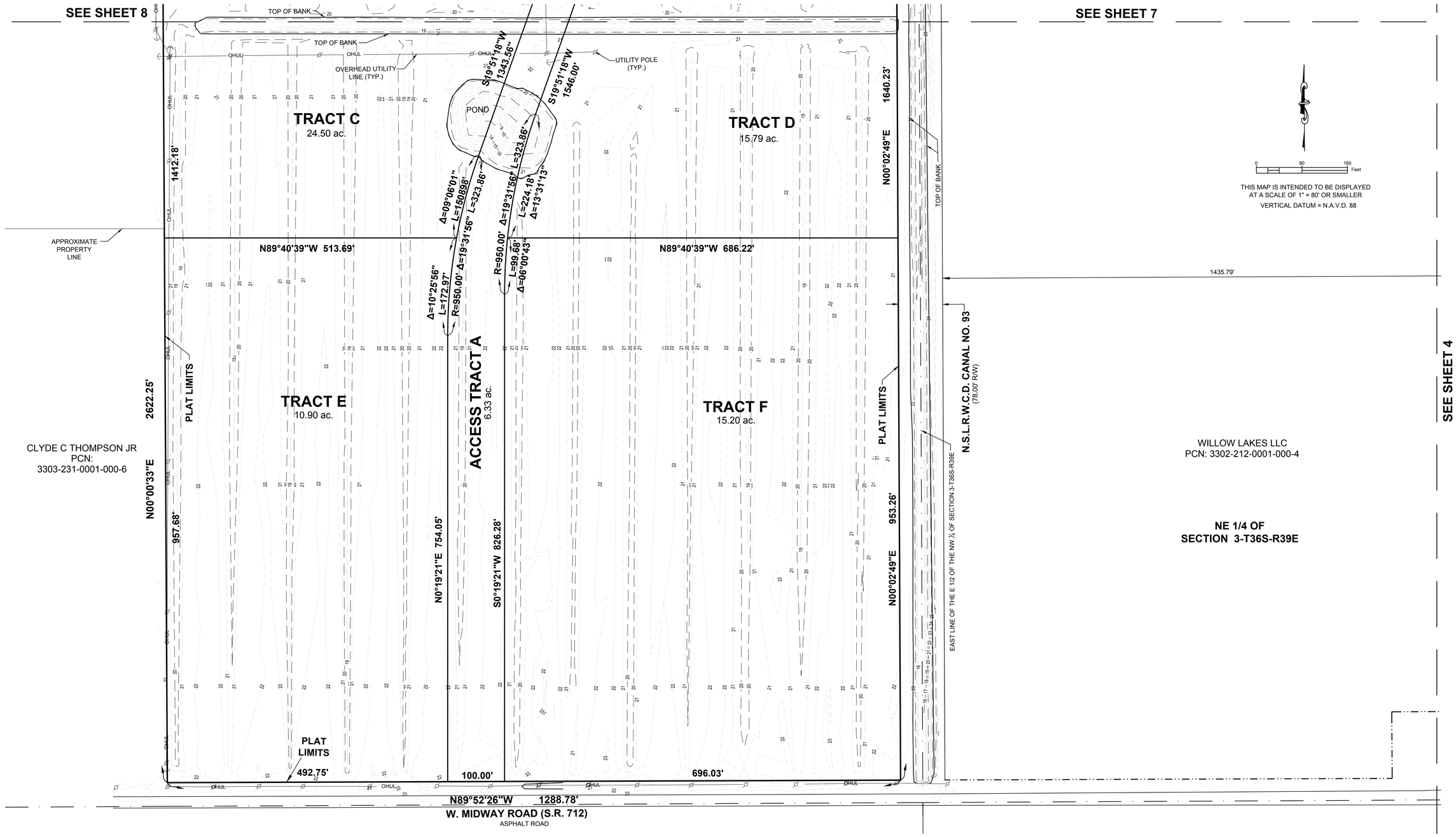
A	= ARC LENGTH
(C)	= CALCULATED DATA
CCR	= CERTIFIED CORNER RECORD
C.R.	= COUNTY ROAD
(D)	= DEED DATA
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	= FLORIDA POWER AND LIGHT
	= EXISTING FPL EASEMENT
N.A.V.D. 88	= NORTH AMERICAN VERTICAL DATUM OF 1988
N.S.L.R.W.C.D.	= NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT
NO.	= NUMBER
#	= NUMBER
O.R.B.	= OFFICIAL RECORDS BOOK
PCN	= PARCEL CONTROL NUMBER
PG.	= PAGE
R	= RADIUS
R/W	= RIGHT-OF-WAY
SFWMD	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.R.	= STATE ROAD
TYP.	= TYPICAL
34-T35S-R39E	= SECTION-TOWNSHIP-RANGE
W.M.T.	= WATER MANAGEMENT TRACT
△	= CENTRAL ANGLE
	= CONCRETE POWER POLE
	= WOOD POWER POLE
—OHUL—	= OVERHEAD UTILITY LINE
—→	= GUY ANCHOR

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BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462
BOWMAN CONSULTING GROUP, LTD., INC.
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VILLAGE AT MIDWAY

BEING A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST
CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

PLAT BOOK _____
PAGE _____

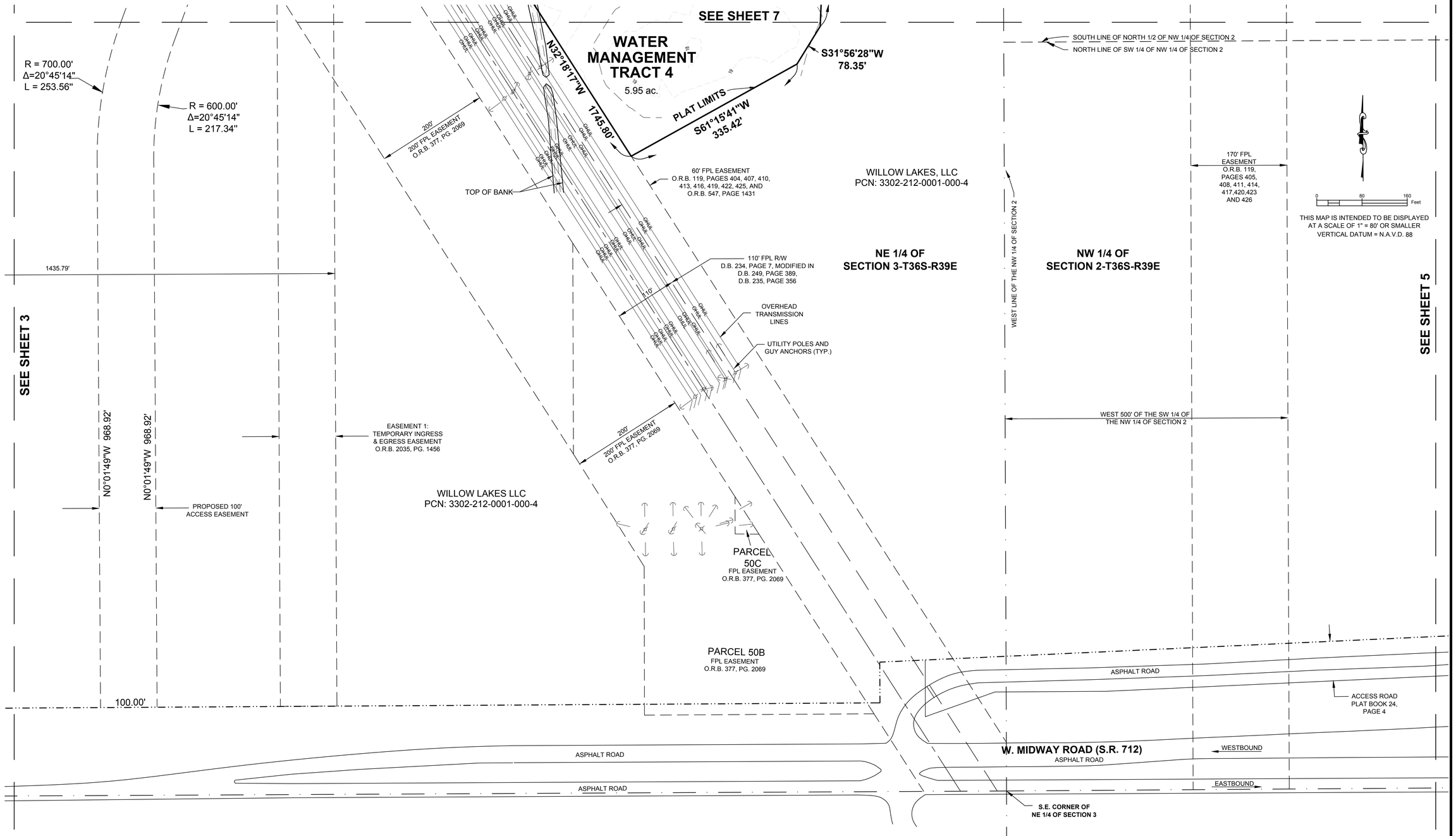


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VILLAGE AT MIDWAY

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PRELIMINARY PLAT DECEMBER, 2015

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PAGE _____



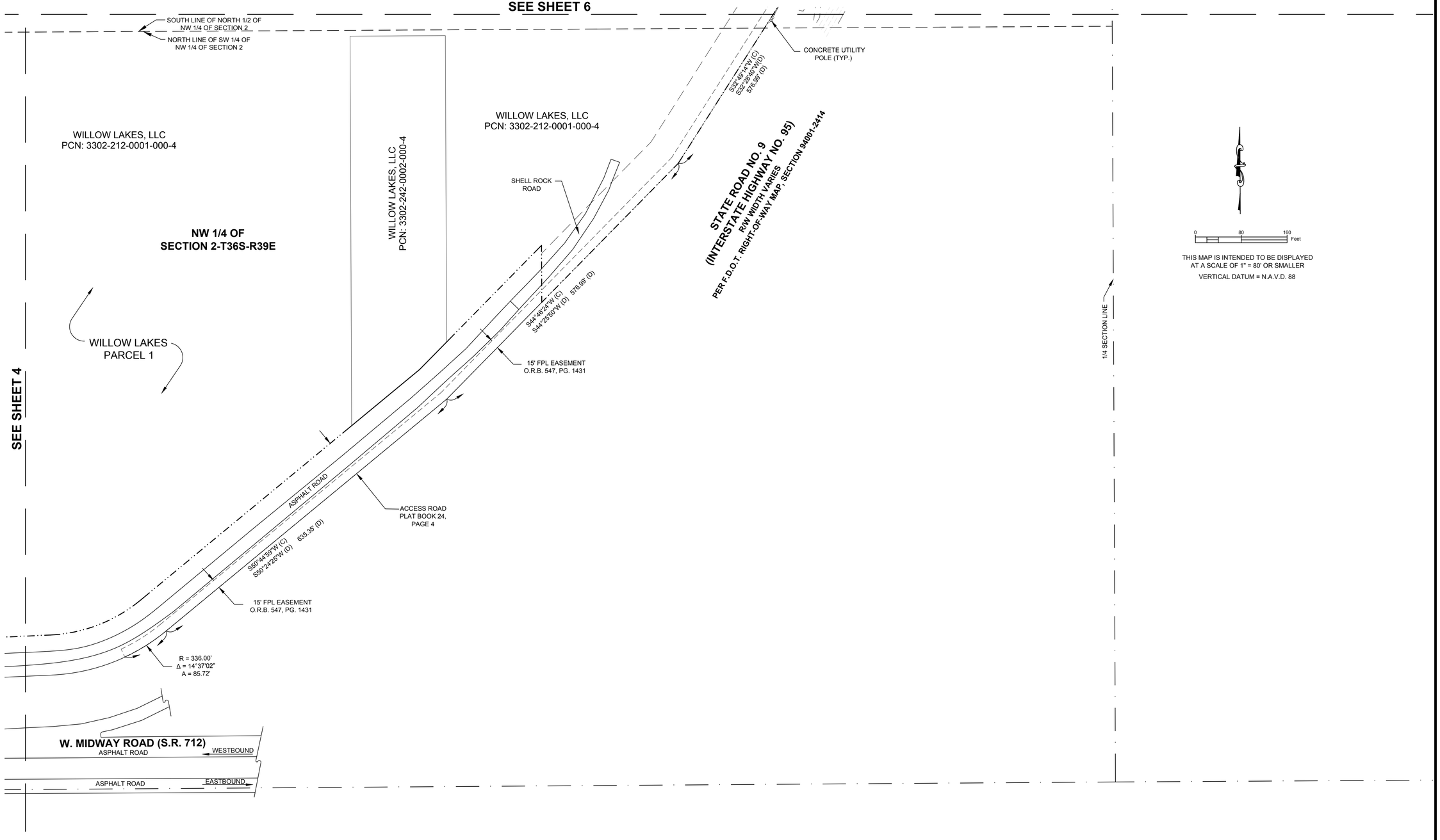
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VILLAGE AT MIDWAY

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CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

PLAT BOOK _____
PAGE _____

SEE SHEET 6



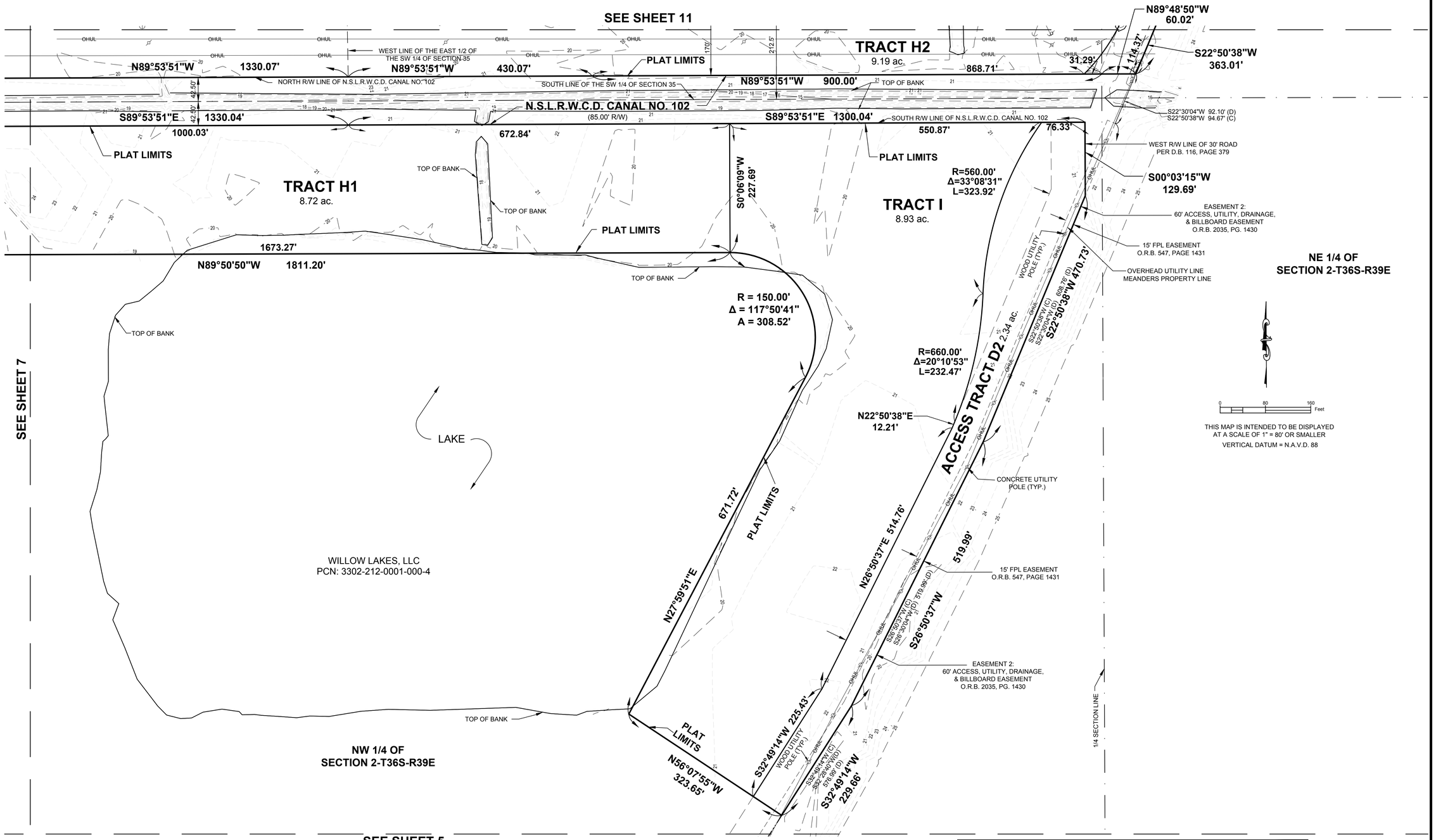
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 80' OR SMALLER
VERTICAL DATUM = N.A.V.D. 88

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CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

PLAT BOOK _____
PAGE _____

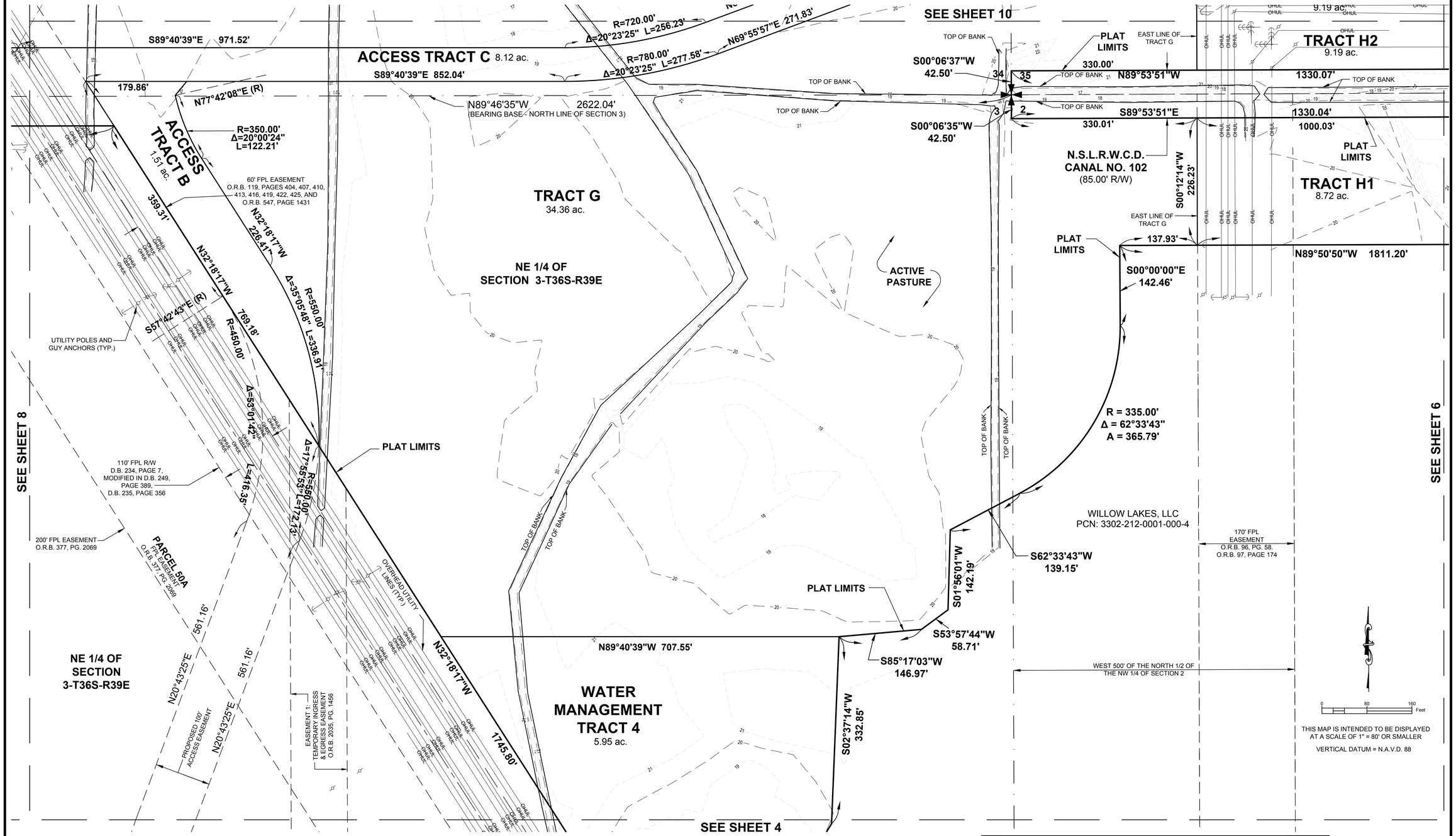


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VILLAGE AT MIDWAY

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PRELIMINARY PLAT DECEMBER, 2015

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VILLAGE AT MIDWAY

BEING A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST
CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

PLAT BOOK _____
PAGE _____

SEE SHEET 9

N00°24'17"E 1318.47'

52.38'

385.78'

TOWNSHIP 35 SOUTH, RANGE 39 EAST
TOWNSHIP 36 SOUTH, RANGE 39 EAST

TRACT A
43.55 ac.

PARCEL 49
200' FPL EASEMENT
O.R.B. 377, PG. 2069

S89°39'34"E 1009.58'

S19°51'18"W 96.80'

TRACT J
0.34 ac.

SEE DETAIL "C"

1217.87'

WATER MANAGEMENT TRACT 1
10.82 ac.

R=720.00'
Δ=10°18'28"
L=129.53'

R=720.00'
Δ=18°49'30"
L=236.56'

Δ=10°19'28"
L=140.55'

R=780.00'
Δ=18°49'30"
L=256.27'

Δ=8°30'02"
L=115.72'

200' FPL EASEMENT
O.R.B. 377, PG. 2069

19.61'

S89°40'39"E 243.99'

N89°46'35"W 2622.04'
(BEARING BASE - NORTH LINE OF SECTION 3)

ACCESS TRACT C
8.12 ac.

N89°46'35"W 1026.62'

PLAT LIMITS

N00°02' 49"E
52.50'

200' FPL EASEMENT
O.R.B. 377, PG. 2069

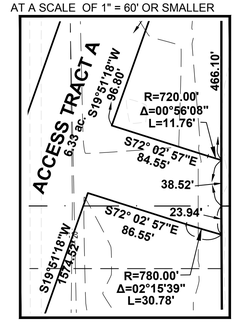
PARCEL 50A
FPL EASEMENT
O.R.B. 377, PG. 2069

S19°51'18"W 461.05'

ACCESS TRACT A
6.33 ac.

MULLER JJS LLC
PCN:
3303-221-0000-000-8

DETAIL "C"
THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1" = 60' OR SMALLER



N.S.L.R.W.C.D. CANAL NO. 93
(78.00' R/W)

1412.18'

PLAT LIMITS

2622.25'

N00°00'33"E

TRACT C
24.50 ac.

S19°51'18"W 1343.56'

S19°51'18"W 1804.83'

S19°51'18"W 1546.00'

70.00'

OVERHEAD UTILITY LINES (TYP.)

TRACT D
15.79 ac.

PLAT LIMITS

1640.23'

N00°02'49"E

TOP OF BANK

TOP OF BANK

CLYDE C THOMPSON JR
PCN:
3303-224-0006-000-9

WILLOW LAKES LLC
PCN: 3302-212-0001-000-4

NE 1/4 OF
SECTION 3-T36S-R39E

0 80 160 Feet

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1" = 80' OR SMALLER
VERTICAL DATUM = N.A.V.D. 88

SEE SHEET 3

SEE SHEET 7

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VILLAGE AT MIDWAY

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CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

PLAT BOOK _____
PAGE _____

SEE SHEET 14

MULLER JJC LLC
PCN: 2334-311-0000-000-7

RONALD L. EVERLY, ETAL
PCN: 2334-422-0000-000-8

S89°40'53"E 1288.94'
1128.97'
159.97'
PLAT LIMITS

S89°46'53"E 624.96'
N89° 36' 37"W 172.39'

81.48'
10' (D.B. 249, PAGE 389)
60' FPL EASEMENT O.R.B. 119, PAGES 404, 407, 410, 413, 416, 419, 422, 425, AND O.R.B. 547, PAGE 1431
116' (D.B. 249, PAGE 389)
CENTERLINE OF D.B. 249, PAGE 389

TRACT B
152.91ac

TOP OF BANK
TOP OF BANK

N.S.L.R.W.C.D. CANAL NO. 93
(78.00' R/W)
S0°20'10"W 628.01'
WEST LINE OF THE SE 1/4 OF SECTION 34
S0°20'10"E 1318.99'
N00°20'10"E

UTILITY POLES AND GUY ANCHORS (TYP.)

TRACT A
43.55 ac.

ACCESS TRACT A
6.33 ac.

PLAT LIMITS
S89°39'50"W 70.00'

WATER MANAGEMENT TRACT 1
10.82 ac.

MULLER JJS LLC
PCN: 2334-322-0002-000-5

N00°24'17"E 1318.47'
PLAT LIMITS

WOOD UTILITY POLE (TYP.)
GUY ANCHOR (TYP.)
TOP OF BANK
POND
TOP OF BANK
TOP OF BANK
TOP OF BANK

S0°20'10"W 186.33'
S0°20'10"W 186.33'
1217.87'
S32°18'17"E 1374.77'

R=965.00' Δ=19°31'08" L=328.75'
R=1035.00' Δ=19°31'08" L=328.59'
466.10'
S19°51'18"W 461.05'

EAST R/W LINE OF N.S.L.R.W.C.D. CANAL NO. 93

SEE SHEET 8

TRACT J
0.34 ac.

SEE SHEET 10

0 80 160 Feet

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 80' OR SMALLER

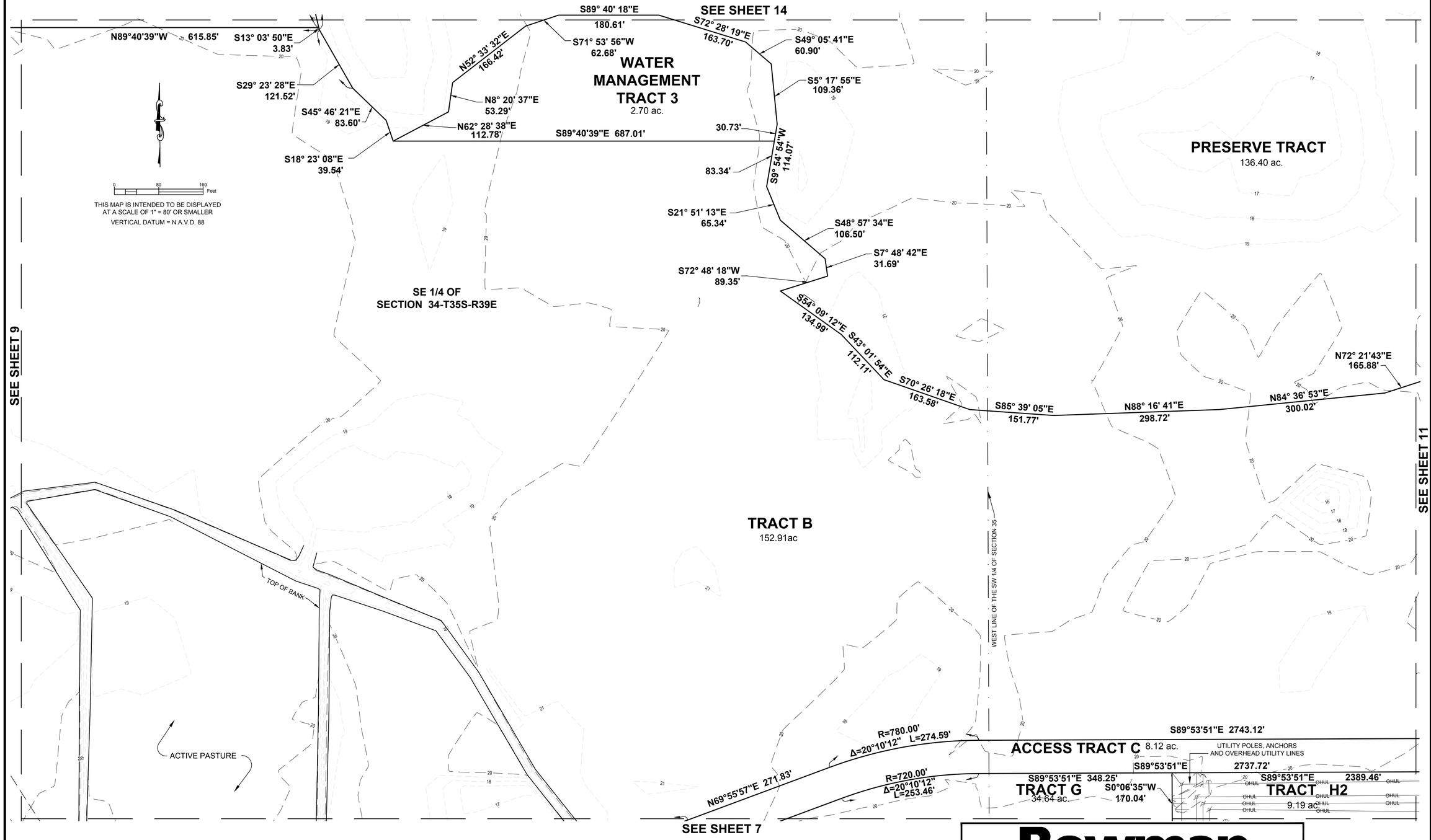
VERTICAL DATUM = N.A.V.D. 88

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CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

PLAT BOOK _____
PAGE _____



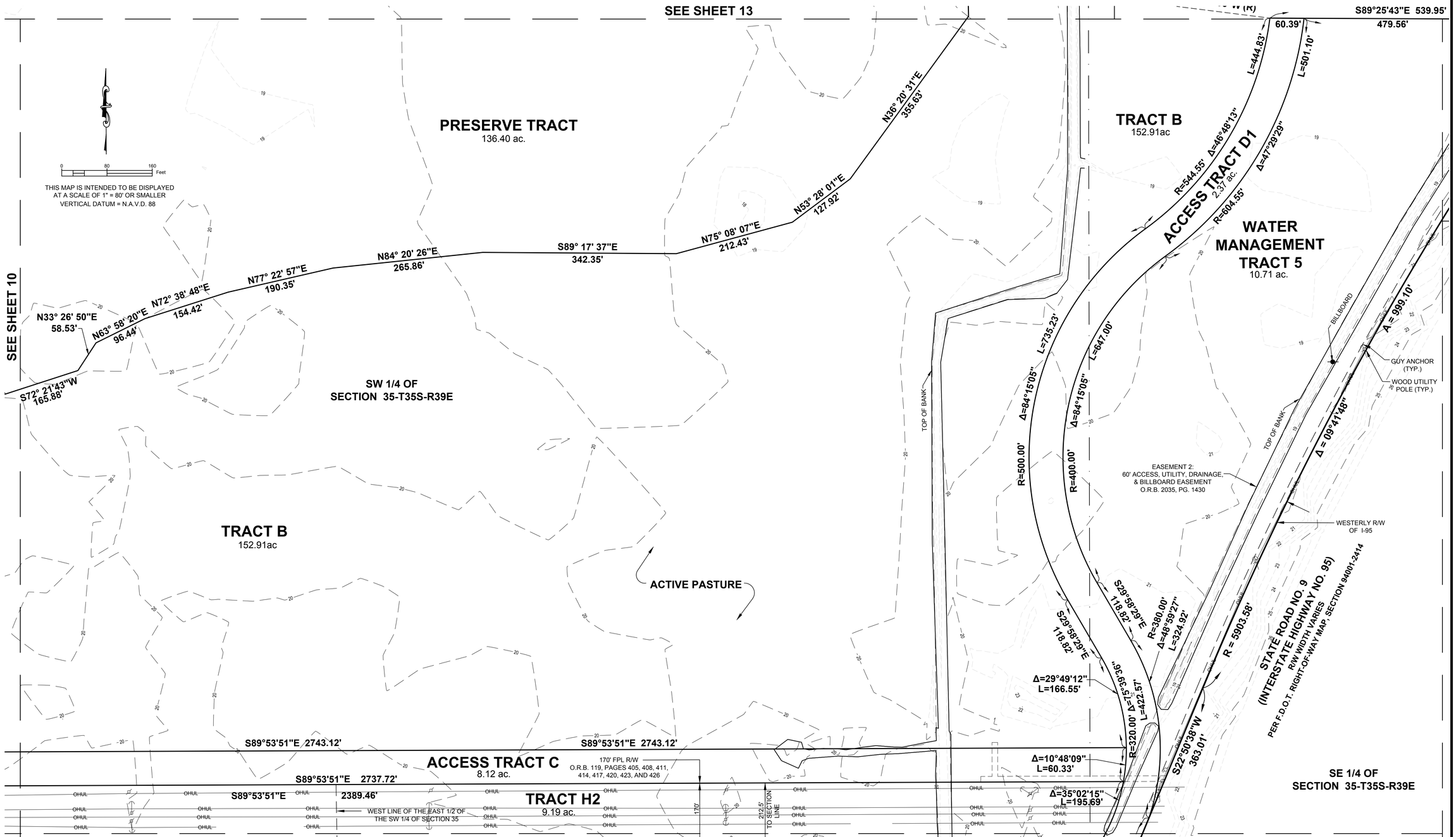
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CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

PLAT BOOK _____
PAGE _____

SEE SHEET 13



SEE SHEET 6

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VILLAGE AT MIDWAY

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CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

PLAT BOOK _____
PAGE _____

0 80 160 Feet

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 80' OR SMALLER

VERTICAL DATUM = N.A.V.D. 88

N.S.L.R.W.C.D. CANAL NO. 101
(94.00' R/W)

47.00'
47.00'

S89°52'23"E 1331.59'

S89°52'23"E 418.59'

N00°12'25"E
2.00'

PLAT LIMITS

SOUTH R/W LINE OF
N.S.L.R.W.C.D. CANAL NO. 101

NORTH LINE
OF THE SE 1/4
OF SECTION 35

WEST R/W LINE OF STATE ROAD NO. 9
(INTERSTATE HIGHWAY NO. 95)

1/4 SECTION LINE

SEE SHEET 13

TOP OF BANK

BILLBOARD

727.09'
S42°14'14"W

WOOD UTILITY
POLE (TYP.)

WATER GAUGE

TRACT B
152.91ac

SE 1/4 OF
SECTION 35-T35S-R39E

PLAT LIMITS

TOP OF BANK

OVERHEAD UTILITY LINE
MEANDERS PROPERTY LINE

EASEMENT 2:
60' ACCESS, UTILITY, DRAINAGE,
& BILLBOARD EASEMENT
O.R.B. 2035, PG. 1430

R = 5903.58'
Δ = 03°54'07"
A = 402.05'

STATE ROAD NO. 9
(INTERSTATE HIGHWAY NO. 95)
R/W WIDTH VARIES
PER F.D.O.T. RIGHT-OF-WAY MAP,
SECTION 94001-2414

SE 1/4 OF
SECTION 35-T35S-R39E

N82°31'36"W (R)

S89°25'43"E 539.95'
479.56'

60.39'

L=444.83'

ACCESS
TRACT D1
2.37 ac.

L=501.10'

SEE SHEET 11

TRACT B
152.91 ac.

WATER
MANAGEMENT
TRACT 5
10.71 ac.

SEE SHEET 11

R = 5903.58'
Δ = 05°47'41"
A = 597.06'

10' S.B.T.&T. RIGHT OF WAY
UTILITY EASEMENT
O.R.B. 587, PG. 235

GUY ANCHOR
(TYP.)

OVERHEAD UTILITY LINE
MEANDERS PROPERTY LINE

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CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

PLAT BOOK _____
PAGE _____

0 80 160 Feet

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VERTICAL DATUM = N.A.V.D. 88

SFWMD
PCN: 2326-231-0001-000-4

RESERVOIR

N.S.L.R.W.C.D. CANAL NO. 101
(98.00' R/W)

49.00'

49.00'

NORTH LINE OF THE SW 1/4 OF SECTION 35

S89°59'09"E 2664.42'

2561.42'

PLAT LIMITS

SOUTH R/W LINE OF
N.S.L.R.W.C.D. CANAL NO. 101

N00°12'25"E
2.00'

103.00'

N0° 00' 46"E 45.89'

N43° 12' 56"E 33.68'

N66° 02' 54"E
114.69'

TOP OF BANK

1/4 SECTION LINE

N0° 57' 37"W
909.04'

PRESERVE TRACT
136.40 ac.

SW 1/4 OF SECTION 35-T35S-R39E

TRACT B
152.91ac

SEE SHEET 14

SEE SHEET 12

SEE SHEET 10

SEE SHEET 11

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VILLAGE AT MIDWAY

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CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

PLAT BOOK _____
PAGE _____

0 80 160 Feet

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 80' OR SMALLER

VERTICAL DATUM = N.A.V.D. 88

N.S.L.R.W.C.D. CANAL NO. 101
(63.00' R/W)

S89°47'10"E 1987.99'

S00°06'37"W 49.00'

PLAT LIMITS

SOUTH R/W LINE OF N.S.L.R.W.C.D. CANAL NO. 101

TOP OF BANK

1/4 SECTION LINE OF SECTION 34

EAST LINE OF SECTION 34

SEE SHEET 13

576.08'

1319.04'

N00°16'46"E

RONALD L. EVERLY &
TAMMY S. EVERLY
PCN: 2334-422-0000-000-8

S29° 14' 52"E 58.32'
S64° 07' 36"E 108.36'
S89° 40' 39"E 65.02'
N69° 16' 16"E 51.54'
121.22'
S2° 06' 59"W

PLAT LIMITS

S26° 53' 14"E 60.17'
S60° 06' 09"E 127.41'
S53° 03' 25"E 108.95'
N54° 47' 54"E 31.98'
S73° 00' 27"E 151.66'
S35° 48' 11"E 56.95'
N15° 42' 03"E 85.98'
N59° 04' 02"E 30.74'
N86° 51' 03"E 37.53'
153.55'
S13° 03' 50"E 157.38'

WATER MANAGEMENT TRACT 2
4.68 ac.

SE 1/4 OF SECTION 34-T35S-R39E

PRESERVE TRACT
136.40 ac.

SW 1/4 OF SECTION 35-T35S-R39E

S71° 53' 56"W 62.68'
S89° 40' 39"E 180.61'
S72° 28' 19"E 163.70'

TRACT B
153.29 ac.

N89° 36' 37"W 172.39'
N89°40'39"W 615.85'
3.91'

SEE SHEET 9 | **SEE SHEET 10**

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CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

TO: Clarissa Davis, Planner

FROM: John R. Andrews, P.E., City Engineer

DATE: January 15, 2016

RECEIVED
JAN 20 2016
CITY OF FORT PIERCE
PLANNING & ZONING

PROJECT: **Village at Midway - I-95 and Midway Road**
Planned Development and Preliminary Plat
TRC Project No. 15-439000002 & 15-09000001

cc:

Attachment(s): None

This is to advise you that we have completed the review of the following documents:

- ☑ Application Package
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings & Approved Site Plan
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we ☑ Recommend; ☐ Do Not Recommend

☑ Approval ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☑ See attached for advisory comments

P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3774

1. **Advisory Note:** An updated Environmental Assessment shall be provided prior to issuance of a Land Clearing Permit. This assessment shall identify the number of Gopher Tortoises observed along with the location of any burrows. If burrows are discovered outside the boundaries of the preserve area then the appropriate relocation permits shall be obtained from the FFWCC. The Environmental Assessment shall also include documentation regarding protected flora.
2. **Advisory Note:** The applicant shall verify that the utility providers identified in the plat's dedication are the actual providers. Specifically, St. Lucie County Utilities as I was under the impression that FPUA would supply water and wastewater services. Also, revise the dedication from Bell South to AT&T.

JRA/tst

Village at Midway
Preliminary Plat
January 21, 2016

St. Lucie County Public Works/Engineering Comments

1. Sheet 2 of 14; It is noted that the bearing indicated along the east line of Tract A is in conflict with the bearing indicated for the west line of WMT 1.
2. Sheet 2 of 14; It is noted that the ¼ section line located within Tract B indicates section 34. It should be section 35.
3. Sheet 2 of 14; Legend; N.S.L.R.W.C.D. = North St. Lucie River Water Control District. Information within legend Management District.
4. Sheet 2 of 14; Review Chapter 117.091 (16) Florida Statute with regards to all existing and proposed easements. Please add the necessary information.
5. Sheet 2 of 14; the westerly line of Access Tract D1 should be indicated with a solid line.
6. Sheet 1 of 14; it is noted that the reviewing surveyor's certification has not been indicated.
7. Sheet 1 of 14; it is noted that the surveyor's certification does not comply with Chapter 177.061, Florida Statutes.

Ron Harris
County Surveyor
772 462-1721

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal

Telephone: (772) 621-3322
Fax: (772) 621-3604

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Village at Midway – Zoning Atlas Amendment (Planned Development) & Preliminary Plat TRC Project #15-43900002 & 15-09000001

REVIEW DATE: 11/18/2015

PLANNER: CLARISSA DAVIS

REVIEWED BY: Lieutenant Richard Williams

Site Plan Approved: _____

Site Plan Approved with conditions: __X___

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at http://www.slcfd.com/documents/app2.pdf.**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please provide an electronic copy of the Site Plan (.dwg or .pdf format)**

TRC submissions - Meeting 11/19/15 <Watchdog: Virus checked>
Martha Kerr
to:
'Clarissa Davis'
11/16/2015 08:36 AM
Hide Details
From: Martha Kerr <mkerr@fpua.com>
To: 'Clarissa Davis' <CDavis@City-FtPierce.Com>

Good Morning,

Below are FPUA comments regarding the submission for the upcoming TRC meeting on Nov. 19th.

A. **Zoning Text Amendment (PD) & Preliminary Plat** – Village at Midway – 9850 Midway Road (Clarissa Davis)
   - W/WW Engineering: Approved
   - Electric and Gas Engineering: Electric is not available. Fiber is available please contact Don Landin (772)466-1600x3307. Gas is available please contact Ted Cook for details (772)466-1600x4705

D. **Final Plat** – Inlet Palms – 1502 Seaway Drive - (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering Department: We have no objection. Approved as noted

G. **Conditional Use** – RG Towers – 2551 Jenkins Road – (Clarissa Davis)
   - W/WW Engineering: Approved
   - Electric and Gas Engineering: No Comment

H. **Site Plan** – Indian River Villas (Resubmittal) – 401 S. Indian River Drive – (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering:. Again, FPUA electric has facilities within the Citrus Avenue right of way (East of S. Indian Drive). This may require a design modification or relocation of facilities (Switchgear and underground lines) at developers cost. Electrical plans (load calculation and riser schedule) was not provided. A utility easement will be required for all FPUA facilities within the site. We have no objection. Approved as noted

I. **Indian River Commerce** – PD and Minor Plat – 401 S. Indian River Drive – (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering: FPUA has electric facilities along S. Indian Drive and S. 2nd Street. FPUA gas facilities are located along S. 2nd Street. Electrical plans will be needed, along with a utility easement for all propose FPUA facilities within the site. We have no objection. Approved as noted

J. **ROW Abandonment** – Indian River Villas – 401 S. Indian River Drive - (Clarissa Davis)

- W/WW Engineering: No Objection
- Electric and Gas Engineering: Utility easement may be required if the existing electric distribution lines is within the propose R/W abandonment area. We have no objection. Approved as noted

Regards,
Martha Kerr

FPUA
Staff Assistant
W/WW Engineering Department
1701 S. 37th Street
Fort Pierce, FL 34947
Telephone: (772) 466-1600, Ext. 3473
Fax: (772) 468-2414
mkerr@fpua.com

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpua.com/important_information/privacy.php)

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, Florida 34953
772-462-1593 www.stlucietpo.org

November 18, 2015

Ms. Rebecca Grohall
Planning Manager
City of Fort Pierce
P.O. Box 1480
100 North U.S. Highway 1
Fort Pierce, Florida 34950

RE: Follow-up Development Review
Village at Midway Planned Development
Midway Road and Interstate 95
Fort Pierce, Florida

Dear Ms. Grohall:

As a member of the City of Fort Pierce Technical Review Committee (TRC), the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a follow-up review of the above-referenced proposed development. The following comments are provided based on the review of the Planned Development application materials received by the St. Lucie TPO on November 12th:

Traffic Analysis

The Traffic Analysis (TA), dated August 3, 2015, and revised November 2, 2015, that was conducted by Susan E. O'Rourke, P.E. for the proposed Village of Midway contains several inconsistencies, outdated data and information, and unsubstantiated assumptions including:

- Page 4 of the TA indicates that existing traffic counts from the St. Lucie TPO were used as well as "counts made in Spring 2015". The "counts made in Spring 2015" appear to be the turning movement counts contained in Appendix A. Table 4a contains existing directional volumes, the source of which varies among the St. Lucie TPO, the turning movement counts, and the Florida Department of Transportation (FDOT). However, no substantiation was provided with regard to the use of one source over the other and why turning movement counts could replace segment counts. In addition, the date of the FDOT counts was not provided. In the absence of an acceptable methodology, the latest traffic counts from the St. Lucie TPO should be used for the existing directional volumes.

- The project traffic was distributed using the 2035 Greater Treasure Coast Regional Planning Model (also known as GTCRPM Version 3) which is considered invalid and obsolete since the 2040 GTCRPM Version 4 was

adopted by the St. Lucie TPO for use in the TPO area. The GTCRPM Version 3 is a four-step, trip-based travel demand model, and the GTCRPM Version 4 is an activity-based travel demand model. Therefore, any results, such as project assignment, based on the use of the GTCRPM Version 3 may be considered inaccurate and invalid. The GTCRPM Version 4 should be used for project assignment. It should be noted that this comment previously was provided at the Village at Midway Traffic Methodology Meeting conducted at the City of Fort Pierce on May 26th.

- Page 7 of the TA indicates that "existing 2013 traffic volumes", a "0.5% growth rate", and traffic from "approved and pending developments" were used to estimate the 2035 traffic volumes. However, Table 4a indicates the use of 2014 traffic volumes. In addition to this inconsistency, no substantiation was provided for the assumed growth rate, and the "approved and pending developments" and the traffic volumes generated by each development were not identified. Growth rate assumptions, such as a two to three percent growth rate, that are consistent with historical trends and/or from industry-accepted sources, such as the Florida Bureau of Economic and Business Research (BEBR), should be used to estimate the 2035 traffic volumes. It should be noted that this comment previously was provided at the Village at Midway Traffic Methodology Meeting conducted at the City of Fort Pierce on May 26th.

Planned Development Guidelines

The Planned Development (PD) Guidelines that are proposed for the Village at Midway are inconsistent with St. Lucie TPO area plans as follows:

- The Planned Development Site Plan, dated August 5, 2015, identifies the width of the westernmost access tract (Western Access Road) to be 100 feet wide at the south end and narrowing to 70 feet wide where it terminates halfway through Tract A. These widths are inconsistent with the 150-foot right-of-way width of Arterial A which is identified in the City of Port Lucie Northwest Annexation Area Right-of-Way Network Map and which connects to the Western Access Road to the south of Midway Road. In addition, the termination of the Western Access Road halfway through Tract A is inconsistent with the North/Mid-County Project identified in the Cost Feasible Plan of the St. Lucie TPO's 2035 Long Range Transportation Plan (LRTP) and the North Mid-County Connector identified in the recently-adopted Needs Plan of the St. Lucie TPO's 2040 LRTP that is under development. The Western Access Road should extend through the north property boundary and have a minimum right-of-way width of 150 feet. It should be noted that this comment previously was provided at the Village at Midway Traffic Methodology Meeting conducted at the City of Fort Pierce on May 26th.

- The access tract street sections depicted in the PD Guidelines do not include bicycle or transit facilities, and the access tract street sections for the E-W Road and Gordy Road do not contain sidewalks on both sides of the streets. Therefore, the access tract street sections are inconsistent with the

goals, objectives, and policies of the St. Lucie TPO's 2035 LRTP and the recently-adopted Vision, Goals, and Objectives of the St. Lucie TPO's 2040 LRTP. The access tract street sections should be revised to be complete streets which include bicycle, transit, and pedestrian facilities on both sides of the streets

Because the aforementioned comments have not been addressed, the St. Lucie TPO objects to the Village at Midway Planned Development and cannot recommend it for review by the City of Fort Pierce Planning Board. However, the St. Lucie TPO looks forward to continuing to work with the developer and its representatives in addressing the transportation needs of the proposed development and the communities of the St. Lucie TPO area. Please contact me should any additional information or clarification be required with regard to this follow-up development review.

Sincerely,



Peter Buchwald
Executive Director

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Brian Nolan, ASLA, APA

FROM: Clarissa Davis, Planner

RE: Zoning Atlas Amendment, Planned Development, Preliminary Plat – Village at Midway

DATE: November 18, 2015

Mr. Nolan,

I have reviewed the proposed Planned Development associated with the Zoning Atlas Amendment, as well as the Preliminary Plat application and have produced the following comments in no particular order:

1. St. Lucie Transportation Planning Organization comments need to be addressed.

2. Comments from Kimley-Horn have yet to be transmitted. I meeting will be scheduled to review said comments at a later date.

3. Though the right-of-way width of 60 feet will accommodate commercial like vehicles for proposed industrial uses, please make sure that turn aprons are wide enough to also accommodate such vehicles to deter the destruction of infrastructure.

4. Lighting is discussed for rights-of-way, however, not for the each individual type of use. Please insert desired lighting requirements or defer to the City code. The following is an excerpt from the City of Fort Pierce Code of Ordinances regarding lighting for specific uses.
"For commercial, industrial and governmental uses, a minimum average of two (2) footcandles; For multistructure residential complexes, educational facilities, churches or other uses other than as set forth in the other immediately preceding subsection, a minimum average of one footcandle; In a multilevel parking structure a minimum average of five (5) footcandles except that the top level, if open to the sky, shall be the same as for an open parking lot; For a use involving on premises consumption of alcoholic beverages, as provided in Section 3-7, a minimum of three (3) footcandles."

5. Difficult to process application as Preliminary Plat, as no lots are defined due to the nature of the project. A meeting with staff will be scheduled at a later time to discuss this concern further.

This review is merely preliminary. If you have any questions about the review above please feel free to contact me.

Sincerely,

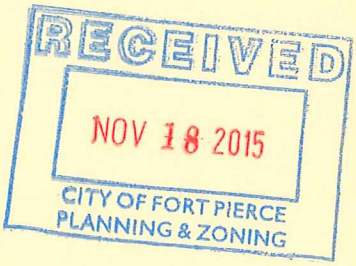


Clarissa Davis, Planner
(772) 467-3742
CDavis@City-FortPerice.com

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM



TO: Clarissa Davis, Planner

FROM: John R. Andrews, P.E., City Engineer

DATE: November 18, 2015

PROJECT: **Village at Midway - I-95 and Midway Road**
Planned Development and Preliminary Plat
TRC Project No. 15-439000002 & 15-09000001

cc:

Attachment(s): None

This is to advise you that we have completed the review of the following documents:

- ☑ Application Package
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings & Approved Site Plan
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we ☐ Recommend; ☑ Do Not Recommend

☑ Approval ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☑ See attached for engineering comments

P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3774

1. Advisory Note: An updated Environmental Assessment shall be provided prior to issuance of a Land Clearing Permit. This assessment shall identify the number of Gopher Tortoises observed along with the location of any burrows. If burrows are discovered outside the boundaries of the preserve area then the appropriate relocation permits shall be obtained from the FFWCC. The Environmental Assessment shall also include documentation regarding protected flora.
2. The following comments pertain to the Preliminary Plat:
    a. The submitted Preliminary Plat does not contain the required information as stipulated in the City of Fort Pierce Code of Ordinances Section 18-10. At a minimum the plat shall include the required signature page, dedications, the overall plat limits, individual tract descriptions, along with all proposed/existing improvements as noted in Sections 18-9 and 18-10 of the City of Fort Pierce Code of Ordinances.
    b. The applicant's consultant provided a response to questions pertaining to the designated Access Tracts. According to the consultant's response Access Tract A is to be classified as Local Road. Please verify with SLC that this R/W is not required to be classified as a County road and that it is agreeable to have this road identified as a Local road which will be operated and maintained by the property owners association.
    c. Please note; city staff will conduct the review of the Preliminary Plat at no cost to the applicant while the Final Plat will be reviewed by a registered land surveyor. All associated review fees by the surveyor will be forwarded to the applicant for payment.
    d. Please remove all reference regarding the existing 8' trail from the plat if this is not to be dedicated and remain in use.
    e. As previously requested please add a north arrow and a bar scale to Sheet 14 of 14.

JRA/tst

Village at Midway
Midway Road
Text Amendment/Planned Development
Re-submittal
November 18, 2015

St. Lucie County Public Works/Engineering Comments

1. No objection to the zoning amendment.
2. It is noted that Midway Road is under the jurisdiction of St. Lucie County. The applicant is advised that additional right of way will be required at time of site plan submittal. The applicant's contribution of additional right of way for Midway Road shall be 42.5'. Please be advised that this dimension is based on the applicant's proportional share of the deficient right of way. The ultimate right of way for Midway Road is 160'.
3. The applicant is advised that all construction activities within County road right of ways shall require a right of way permit. Please contact Selena Griffett, Senior Project Engineer at 462-2097. Please be advised of the new contact information.
4. The applicant is advised that based on the provided traffic analysis off-site improvements (turn lanes) will be required for the proposed development. The applicant is advised that a Road Improvement Agreement together with the appropriate surety shall be required. A County right of way permit shall not be issued until the developer executes the RIA and provides the required surety. Please contact Ron Harris, County Surveyor at 462-1721. Applicant's response is acceptable.
5. The applicant is advised that the subject parcel is located within the St. Lucie County Utility service area. Advisory comment.
6. All residential developments required to obtain site plan approval located within the Urban Service Boundary and all non-residential development above 6,000 square feet located within the unincorporated area of St. Lucie County and within the Urban Service Boundary are required to design and construct sidewalks within the right-of-way of all streets and roadways that abut or lie within the perimeter of the property. Please contact Ron Harris, County Surveyor at 462-1721. The applicant shall be required to construct sidewalks along the parcels frontage on Midway Road. The sidewalk shall be constructed at the ultimate right of way line.
7. The applicant is advised that the subject parcel is located within the St. Lucie County Utility service area. Advisory comment.

New Comment

1. Page 1 of the preliminary plat did not include all required information pursuant to Chapter 177, Florida Statutes.

Ron Harris
County Surveyor
772 462-1721

Village at Midway
Midway Road
Text Amendment/Planned Development
August 17, 2015

St. Lucie County Public Works/Engineering Comments

1. No objection to the zoning amendment.
2. It is noted that Midway Road is under the jurisdiction of St. Lucie County. The applicant is advised that additional right of way will be required at time of site plan submittal.
3. The applicant is advised that all construction activities within County road right of ways shall require a right of way permit. Please contact John Frank, Senior Project Engineer at 462-2097.
4. The applicant is advised that based on the provided traffic analysis off-site improvements (turn lanes) will be required for the proposed development. The applicant is advised that a Road Improvement Agreement together with the appropriate surety shall be required. A County right of way permit shall not be issued until the developer executes the RIA and provides the required surety. Please contact Ron Harris, County Surveyor at 462-1721.
5. The applicant is advised that the subject parcel is located within the St. Lucie County Utility service area.
6. All residential developments required to obtain site plan approval located within the Urban Service Boundary and all non-residential development above 6,000 square feet located within the unincorporated area of St. Lucie County and within the Urban Service Boundary are required to design and construct sidewalks within the right-of-way of all streets and roadways that abut or lie within the perimeter of the property. Please contact Ron Harris, County Surveyor at 462-1721.
7. The applicant is advised that the subject parcel is located within the St. Lucie County Utility service area.

Ron Harris
County Surveyor
772 462-1721

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

RECEIVED
AUG 20 2015
CITY OF FORT PIERCE
PLANNING & ZONING

TO: Clarissa Davis, Planner

FROM: John R. Andrews, P.E., City Engineer

DATE: August 20, 2015

PROJECT: **Village at Midway - I-95 and Midway Road**
Zoning Atlas Amendment and Preliminary Plat
TRC Project No. 15-439000002 & 15-09000001

cc:

Attachment(s): None

This is to advise you that we have completed the review of the following documents:

- ☑ Application Package
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings & Approved Site Plan
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we ☐ Recommend; ☑ Do Not Recommend

☑ Approval ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☑ See attached for engineering comments

P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3774

1. The Environmental Assessment failed to identify how may Gopher Tortoises were observed or the location of their burrows. Were there any burrows observed outside the limits of the preserve area? If so the applicant shall be made aware that prior to any land clearing operations the appropriate relocation permit shall be obtained from the FFWCC. The Environmental Assessment did not include any documentation regarding protected flora nor was there reference to any archaeological or historical reviews conducted. The report shall offer a summation or conclusion of the findings.
2. The following comments pertain to the Preliminary Plat:
    a. The Preliminary Plat as submitted does not contain the required information as stipulated in the City of Fort Pierce Code of Ordinances Section 18-10. At a minimum the plat shall include the required signature page, dedications, the overall plat limits, individual tract descriptions, along with all proposed/existing improvements as noted in Sections 18-9 and 18-10 of the City of Fort Pierce Code of Ordinances.
    b. Provide additional information pertaining to the designated Access Tracts. Access Tract A has a narrowing right-of-way width the starts with a width of 100' at Midway Road and then narrows down to a width of 70'. Is this an arterial road or a collector road? Is this going to be a designated St. Lucie County right-of-way or is to be private? Why does this access tract terminate at the north end in the middle of Tract A and not into a designated right-of-way?
    c. Please note; city staff will conduct the review of the Preliminary Plat at no cost to the applicant while the Final Plat will be reviewed by a registered land surveyor. All associated review fees by the surveyor will be forwarded to the applicant for payment.
    d. Please provide information of the noted 8' trail as depicted on Sheets 4 thru 8 of 14. Is this existing or proposed? Being as it lies within either a dedicated FPL Easement or the NSLRWCD Canal R/W, will FPL and NSLRWCD authorize access if it is for the use of the general public?
    e. The areas of the trail that fall outside the limits of a dedicated easement may be required to have their own easement dependent on the purpose of the trail.
    f. Add a north arrow and a bar scale to Sheet 14 of 14.

JRA/tst

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Brian Nolan, ASLA, APA

FROM: Clarissa Davis, Planner

RE: Zoning Atlas Amendment, Planned Development, Preliminary Plat – Village at Midway

DATE: August 18th, 2015

Mr. Nolan,

I have reviewed the proposed Planned Development associated with the Zoning Atlas Amendment, as well as the Preliminary Plat application and have produced the following comments in no particular order:

1. Phasing of the project should have a comprehensive and approximate timeline associated with each milestone.

2. Phases do not appear to be in a clear order ("If Phase 1B is completed prior to Phase 1D…"; "If Phase 1D precedes Phase 1B…"). Please clarify.

3. Hotel height listed within Design and Development Guidelines should not reference number of floors. Concerns raised over 100' height maximum for structures adjacent I-95.

4. Specific uses within each lot type should be displayed in a "use chart" like document along with the general description of each lot type; each building associated with a use.

5. Design and Development Guidelines do not address Conditional Uses.

6. Applicant should make own architectural guidelines along with city of Fort Pierce Design Review Guidelines to provide aesthetics for development.

7. Site Plan shows widths of ROW, however, please label each ROW with phase and type.

8. Proportionate Fair Share will be reviewed separately and in coordination with the County.

9. A full list displaying various areas where the proposed Planned Development deviated from the code is needed.

10. Traffic study has been transmitted and will be reviewed by Kimley-Horn.

11. Tree survey is needed to properly review mitigation needs.

12. Warrants must be met for proposed traffic light to be located at Arterial "A".

13. Arterial "A" proposed within the development should conform to width of Arterial "A" south of Midway Road.

14. FDOT lease documentation needed in regards to Gordy Road.

15. South Florida Water Management District should include public access/recreation language within its easement dedication.

16. Areas where the Declaration of Covenants is referenced, needs to be replaced with actual regulation.

17. Preserve Area needs to be classified as its own tract.

18. Proper permits shall be acquired to remove animals classified as "Threatened" or "Species of Special Concern".

This review is merely preliminary. If you have any questions about the review above please feel free to contact me.

Sincerely,



Clarissa Davis, Planner
(772) 467-3742
CDavis@City-FortPerice.com

Kimley»Horn

To: Rebecca Grohall, AICP – Planning Manager
City of Fort Pierce

From: Nicholas J. Mora, P.E.
Kimley-Horn and Associates, Inc.

Cc: Leslie Olson, AICP – Director
St. Lucie County Planning and Development Services

Date: September 11, 2015

Re: **Village at Midway**
Review of Traffic Impact Analysis

Kimley-Horn has performed a review of the traffic impact analysis (dated August 3, 2015) prepared for the above-mentioned project by Susan E. O'Rourke, P.E., Inc. The subject project is generally located on the northwest quadrant of Interstate 95 and Midway Road and consists of a mix of uses including warehouse, flex office/light industrial, retail, and multifamily (apartment) residential units. Please find below our review comments pertaining to the impacts to transportation facilities:

1. Page 4 – the section discussing Midway Road states that this facility is a four lane roadway from just west of I-95 to Selvitz Road. Please revise this to state that the segment between East Torino Parkway and Selvitz Road is currently two lanes and that a PD&E is underway for this portion. Additionally, please revise this section to state that the portion from Selvitz Road to 25th Street is currently under construction and the portion from 25th Street to US-1 will begin construction in mid-2016.

2. Page 4 – the section discussing I-95 can be deleted as the 8-Laning north of Okeechobee Road is complete.

3. The following items are related to Figure 3 (E+C Road Network):

    - The entire 'Airoso Boulevard / St. James Drive / 25th Street' north-south corridor should be identified as 4-Lanes rather than 6-Lanes.
    - Okeechobee Road northeast of Virginia Avenue should be identified as 4-Lanes rather than 6-Lanes.
    - I-95 north of Okeechobee Road should be identified as 8-Lanes rather than 6-Lanes
    - The St. Lucie West Boulevard bridge over I-95 should be identified as 4-Lanes to be consistent with the text on Page 4 of the report.
    - Confirm that the future roadways between Midway Road and Glades Cut-Off Road just south of the subject project and west of I-95 are committed 6-Lane improvements and identify the funding source.

4. Table 1 – it was discussed and agreed to during the methodology meeting on May 26, 2015 that a 10% reduction would be applied to the service volume for non-state roadways,

consistent with guidance published in the 2013 FDOT Quality/Level of Service Handbook. It was further discussed at the methodology meeting that should a roadway exceed its service volume, arterial analysis would be allowable to develop a more refined service volume than what is provided in FDOT's generalized tables. The 10% service volume reduction should be applied to the following roadway segments in Table 1:

- Midway Road from I-95 to Oleander Avenue
- Glades Cut-Off Road from Commerce Center Drive to Selvitz Road
- St. Lucie West Boulevard – all segments
- Jenkins Road – all segments
- 25th Street – all segments
- St. James Drive – all segments
- McNeil Road – all segments
- Prima Vista Boulevard – all segments
- California Boulevard – all segments
- Airoso Boulevard – all segments
- East Torino Parkway – all segments

5. Table 1 – Glades Cut-Off Road from Midway Road to FL Turnpike is 2-Lanes. Revise accordingly.

6. Table 1 – Remove the 5% service volume increase applied to Hartman Road as right-turn lanes are not prevalent at most of this corridor's cross streets.

7. Were pass-by reductions limited to 10% of adjacent street traffic?

8. Clarify if diverted trips from I-95 are reflected on Midway Road. While these trips are not 'net new' trips, they must be accounted for on Midway Road and the project driveways. This was discussed at the methodology meeting.

9. What is the purpose of Table 2D? Is this for trip equivalency purposes? If so, will a trip equivalency matrix be provided?

10. Figure 4 – why are two separate traffic distributions presented (with and without Arterial A)? The analysis is only based on the scenario with Arterial A. If Arterial A is not constructed, the subject project will utilize Midway Road to a greater extent and a re-analysis will be necessary (notably the proportionate share calculations).

11. Table 3b – the percent project traffic assignment for Glades Cut-Off Road between Commerce Center Drive and I-95 is shown as 0% and should be 3%. Please revise.

12. Tables 4a and 4b – a 0.5% annual growth rate was applied while Page 7 of the report states that a 1% annual growth rate was applied. Please adjust growth calculations to account for 1% growth per year.

13. Table 5 (Proportionate Share Analysis) – why was the eastbound direction of Midway Road broken into two separate analyses?

14. Table 5 (Proportionate Share Analysis) – please explain further how the improvement costs per mile per direction were computed at the bottom of the table. Were the FDOT cost per mile values divided by two (to get to a 'per direction' cost) and then adjusted upwards by 20%? Scratch calculations could not confirm this.

15. In addition to considering CEI costs in the proportionate share calculations, design costs and ROW costs should also be considered.

16. Figure 7 indicates that all three project driveways along Midway Road will require traffic signalization. What is the distance between these three intersections? Note that there is also a traffic signal at the I-95 southbound ramps.

17. Is this project responsible for 100% of the 'Future Improvements' identified in Figure 7?

18. Figure 7 – for intersection #8, there appears to be an additional arrow on the southbound approach. Please revise.

19. The current version of the St. Lucie TPO's TIS Methodology and Procedures document states that all signalized intersections and major unsignalized intersections within the study area shall be analyzed. Please explain how the list of intersections requiring operational analysis was developed?

20. Please confirm that the following items discussed during the May 26, 2015 methodology meeting were included in this analysis:

    - Specific Midway Road truck percentages should be applied in the forthcoming report's intersection analysis.
    - Specific background growth rates for I-95 and Midway Road should be coordinated with FDOT and applied in the forthcoming traffic analysis.

Thank you for the opportunity to assist the City of Fort Pierce in reviewing this project. We are available to discuss these comments in detail with you and/or the applicant at any time. Please contact us if you have any questions or need additional information.

City Commission Regular Meeting **Agenda Item # 11. b.**

Meeting Date: 05/02/2016

Re: Amendment to HUD Citizen Participation Plan

SUBJECT:

Amend U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Citizen Participation Plan per HUD mandate.

SUMMARY:

U.S. Dept of HUD mandate requires amending the City's Citizen Participation Plan (CPP) to include the Analysis of Impediments to Fair Housing Report that will be submitted to HUD with our 5-Year Consolidated Plan in August.
This public hearing follows 30+ days for citizen review/comment.

RECOMMENDATION:

Allow a powerpoint presentation on the amendments to the Citizen Participation Plan and a Public Hearing.

ALTERNATIVES:

Do not allow a powerpoint presentation or public hearing on the proposed amendments to the Citizen Participation Plan.

RESPONSIBLE STAFF:

Libby Woodruff, Urban Redevelopment Manager

COORDINATED WITH:

Rebecca Grohall, Planning Department Director

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: N/A

Account:

Amount:

OTHER INFORMATION:

There will not be a fiscal impact from this agenda item.

Attachments

Draft CPP

Form Review

Inbox	Reviewed By	Date
City Manager	Linda Cox	04/12/2016 01:55 PM
City Manager	Nick Mimms	04/25/2016 03:14 PM

Form Started By: Libby Woodruff Started On: 03/29/2016 09:04 AM
Final Approval Date: 04/25/2016

City of Fort Pierce, Florida
Department of Urban Redevelopment

Community Development Block Grant (CDBG) Program

CITIZEN PARTICIPATION PLAN

DRAFT

INCLUDES CITIZEN PARTICIPATION INFORMATION FOR ADOPTION OF AND EXPLANATION OF 5-YEAR ANALYSIS OF IMPEDIMENTS (AI) TO FAIR HOUSING REPORT

PROPOSED AMENDMENTS IN RED

CITIZEN PARTICIPATION PLAN

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DRAFT

I. INTRODUCTION

Community Development Block Grant (CDBG) and Section 108 Loan Guarantee funds are provided to the City of Fort Pierce by the U.S. Department of Housing and Urban Development (HUD) for the development of viable communities characterized by decent, safe and sanitary housing, a suitable living environment, and expanding economic opportunities. These activities must benefit low and moderate-income persons (household income up to 80% of the median income adjusted for family size), eliminate slums and blighted conditions, or meet urgent community needs. Citizen involvement is actively sought as part of the CDBG and Section 108 Loan program, and is always an integral part of the decision making process. Efforts are made to increase City residents' awareness of events transpiring within their neighborhoods. The City of Fort Pierce has devised a Citizen Participation Plan for public involvement in the planning process.

II. FEDERAL MANDATE

The Housing and Community Development Act of 1974, as amended, with 24 CFR 570.301, 24 CFR 91.105, and CFR 570.704 establishes the following requirements for the City to meet in preparing its annual statement of community development objectives and projected use of funds.

A memorandum dated March 14, 2016, entitled "Incorporating 24 CFR Part 5, Affirmatively Furthering Fair Housing into 24 CFR 91.10 Consolidated Program Year, 24 CFR 91.105 Citizen Participation Plan for Local Governments and 24 CFR 91.115 Citizen Participation Plan for States promoted the Final Rule at 24 CFR Part 5 regarding a grantee's obligation to Affirmatively Further Fair Housing (AFFH). The new rule sets forth a meaningful and transparent process to identify and understand local and regional fair housing issues and to set goals for improving fair housing choice and access to opportunity.

Under the new rule, the Citizen Participation Plan requirements at 24 CFR 91.105 for local governments and 24 CFR 81.115 for states have been revised to accommodate the new AFFH, the analysis undertaken pursuant to 5.154 requiring consultation and community participation in the analysis of fair housing data, an assessment of fair housing issues and contributing factors and an indication of fair housing priorities and goals.

These requirements shall serve to permit public examination of the City's statement of objectives to further fair housing and the use of funds and efforts to enhance public accountability for these grant funds, and facilitate coordination of activities at different levels of government.

Accordingly, the City shall:

1. Furnish citizens information concerning:
   a. The amount of funds available, including Section 108 Loan Guarantee program funds for proposed community development and housing activities;
   b. The range of activities that may be undertaken, including the estimated amount proposed for activities that will benefit low and moderate income persons (household income up to 80% of the median income adjusted for family size); and
   c. The plans of the City for minimizing displacement of persons resulting from activities funded under the CDBG and Section 108 Loan Guarantee programs and its plans to assist those persons actually displaced.
2. Publish a proposed statement of objectives and use of funds in such a manner to afford affected citizens an opportunity to examine its content and to submit comments on the proposed statement. In general, fifteen (15) days will be considered sufficient published notice.

3. Hold two or more public hearings at different stages of the program year to obtain the public's views and provide to the public the City's responses to community development and housing needs;
4. Provide citizens with reasonable access to records regarding the past use of the City's CDBG and Section 108 Loan Guarantee funds;
5. Provide citizens with reasonable notice of, and opportunity to comment on any substantial proposed change in the use of funds from one activity to another;
6. Consider such citizen comments and views, and if deemed appropriate by the City, modify its proposed statement before being finalized; and
7. Make its final statement of objectives and use of funds available to the public. Any final statement may be amended from time to time in accordance with these same procedures.

Any participation activities outlined herein meet and exceed these federal mandates in keeping with the City's desire to have its Community Development program responsive to the needs of its residents.

III. DEFINITIONS

Analysis of Impediments to Fair Housing Choice Report - As a recipient of federal funding from the U.S. Department of Housing ("HUD"), the City of Fort Pierce is required to analyze the impediments to fair housing choice and then take steps to overcome the impediments it identifies. This Analysis of Impediments to Fair Housing Choice ("AI") is intended to satisfy this requirement and enable the City to more quickly overcome the barriers to full and equal access to safe, decent, affordable housing in economically vibrant, diverse communities throughout the City.

Annual Action Plan: This document allocates one year's funding (entitlement and program income) to specific projects and activities for the CDBG program. Development of the Five-Year Consolidated Plan and Annual Action Plan is the primary focus of citizens participating in the Citizen Participation Plan.

Area Median Income: HUD surveys major metropolitan areas annually to development an index of area median income by household size. Most CDBG-funded activities and programs must benefit primarily low- and moderate-income households.

CAPER: The Consolidated Annual Performance Evaluation Report (CAPER) is the document used to evaluate the performance of programs including CDBG and Section 108 Loan Guarantees. It reports on the progress made on the five-year Consolidation Plan through the actions identified in the Annual Action Plan.

Citizen Participation Plan: This plan is prepared to facilitate and encourage public participation and involvement in the Consolidated Plan process and the City's CDBG program, especially by low- and moderate-income persons. The plan identifies the public participation requirements as identified by federal regulations (24 CFR Part 91).

Community Development Block Grant (CDBG) Program: The Community Development Block Grant (CDBG) Program is a Federal program created under the Housing and Community Development Act of 1974. This program provides grant funds to local and state governments to be used to develop viable urban communities by providing decent housing with a suitable living environment and expanding economic opportunities to assist low and moderate-income residents. Grant funds are awarded to programs that offer improvements to public facilities and public services, including the acquisition, planning, and redevelopment of real property, and other hard cost. A small amount of grant funds is also available for program administration, operations, staffing, equipment, and other soft costs.

Consolidated Annual Performance Evaluation Report (CAPER): This document reports on the progress in carrying out the Consolidated Plan and Annual Action Plan. The report is prepared annually by the City in accordance with federal regulations (24 CFR Part 91). It is due to HUD no later than 90 days after the end of the City's fiscal year or September 28.

Consolidated Plan: This document serves as the City's application for CDBG funds and sets forth the priorities and strategies to address the needs of primarily low and moderate-income persons and areas in the City. It typically covers a three- or five-year time period. It is submitted to HUD in accordance with federal regulations (24 CFR Part 91). This document is required to receive HUD Community Planning and Development funds, and exists in forms that detail housing needs and strategies over three and five-year periods.

Consolidated Plan Documents: These include the Consolidated Plan, the Annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER), as well as any Substantial Amendment to the Consolidated Plan or Annual Action Plan.

Extremely Low-Income: Households with incomes less than 30 percent of the area median family income, adjusted for household size.

Low and Moderate-Income Households: These are households earning less than 80 percent of the area median income. They are broken down into the following income designations.

Low and Moderate-Income Neighborhood: In general, this is defined as a census tract(s) or block group(s) where a minimum of 51 percent of the residents have low or moderate incomes (i.e., not exceeding 80 percent of the area median income).

Low-Income: Households with incomes between 31 and 50 percent of the area median family income, adjusted for household size.

Moderate-Income: Households with incomes between 51 and 80 percent of the area median family income, adjusted for household size.

Program Year: The "program year" chosen by the City of Fort Pierce is October 1 through September 30.

Section 108 Loan Guarantee: The Section 108 Loan Guarantee program is the loan guarantee provision of the Community Development Block Grant Program (CDBG). Section 108 provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and large-scale physical development projects. It allows local governments to transform a small portion of their CDBG funds into federally guaranteed loans large enough to pursue physical and economic revitalization projects that can renew entire neighborhoods.

IV. OPPORTUNITIES FOR PARTICIPATION

During the process of developing the annual statement of community development objectives and allocating the available funds to specific activities to carry out these objectives, formal citizens' involvement opportunities will be available. Public comment will be solicited at a series of public meetings, as well as in response to the City publication of its proposed objectives and use of funds.

Public Hearings: In order to provide citizens the opportunity to participate in the development of the Action Plan, Consolidated Plan, the Consolidated Annual Performance and Evaluation Report, the Citizen Participation Plan, the creation of the Analysis of Impediments to Fair Housing Report, and substantial amendments to

these documents, public hearings will be conducted by the City Commission during the public hearing portion of regularly scheduled commission meetings. This will provide the opportunity of participation by low and moderate-income persons, residents of slum and blighted neighborhoods, and handicapped citizens. All hearings will be held in a location that is accessible to persons with mobility impairments. If notified in a timely manner, the City, local supportive service organizations, and/or an interpreter will be on hand to provide assistance whenever a significant number of non-English speaking residents are expected to participate in a public hearing. In addition, all reasonable accommodation will be made for deaf interpreter services, if requested.

Two hearings before the City Commission, at different stages, will be held after publication of the plan's summary, detailing its proposed statement of objectives and use of funds. The first hearing will allow for public comments on the proposed use of funds, enable any affected party the opportunity to discuss community needs, objectives and proposed use of funds, review of program performance, and insure that the opportunity to comment on the proposed statement is afforded. The final public hearing will allow public comments following approval to submit to HUD.

All public hearings will be advertised in the non-legal section of a local newspaper of general circulation at least fifteen (15) days prior to such hearing indicating date, time, location, and topic to be discussed. Radio announcements, civic club announcements, and mail outs will also be utilized to properly notify and encourage participation from citizens, including businesses, developers, community organization, faith-based organizations, minorities, non-English speaking, persons with disabilities, and low and moderate income person who reside in slum or blighted areas or other areas of the hearings.

The City will provide post timely notices of public meetings in public areas and will provide timely access to information and records relating to the City's proposed and actual use of federal assistance, grant funds, loan funds, and program income. A fifteen (15) day advance prior notice of public hearings will be provided, with a thirty (30) day public comment period.

The City shall make available all documents relevant to the programs during normal working hours at City Hall, 100 N. U.S. Highway #1, in the Department of Urban Redevelopment, at no cost to the citizen. These documents will also be available at the St. Lucie County Public Library reference department. All documents will be made available in a form accessible to persons with disabilities upon request.

The City may also explore alternative public involvement techniques and quantitative ways to measure efforts that encourage citizen participation in a shared vision for change in communities and neighborhoods, and the review of program performance as directed by the Urban Redevelopment Department. Unless otherwise noted in this document, all communication regarding the Citizen Participation Plan, the Consolidated Plan, Annual Action Plans, CAPER Reports and Analysis of Impediments to Fair Housing Report should be directed to:

Urban Redevelopment Department
City of Fort Pierce City Hall
100 North U.S. Hwy. 1
Fort Pierce, Florida 34950
772-467-3169

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V. ADEQUATE INFORMATION

The Department of Urban Redevelopment will provide full disclosures and public access to CDBG and Section 108 Loan Guarantee program information. At the beginning of the planning process for each program year, the following information will be published in a local newspaper of general circulation:

1. The total amount of Community Development Block Grant and Section 108 Loan Guarantee funds available for the new program year.
2. The range of activities that may be undertaken, the types of activities previously done and types of eligible activities.
3. The process for development and final approval of projects or activities
4. All public hearings regarding the CDBG and Section 108 Loan Guarantee Program; and others.

Access to Records: Upon finalization by the City Commission of the statement of objectives and activities to be funded, the City shall make available all documents relevant to the programs during normal working hours, 8:00 AM – 5:00 PM, at the Fort Pierce City Hall, 100 N. U.S. Highway #1, in the Department of Urban Redevelopment, at no cost to the citizen.

The Department of Urban Redevelopment will provide full and timely disclosure of its program records and information consistent with applicable State law in formats to include persons with disabilities, upon request. Available documents include:

- All mailings and promotional information.
- Copies of all meeting minutes and public hearing notices.
- All key documents, including previous annual applications, letters of approval, grant agreements, citizen participation plan, annual performance reports, Analysis of Impediments to Fair Housing Choice report, Consolidation Plan, HUD project reports, project proposals, environmental review records, and others.
- Copies of all relevant HUD regulations.
- Project and activity files.

The Department of Urban Redevelopment will accept citizen responses, requests and/or complaints any time throughout the year, and will respond in writing to written complaints and/or grievances, within fifteen (15) working days, where practicable.

VI. ENVIRONMENTAL REVIEW AND RELEASE OF FUNDS NOTICES

The City conducts environmental assessments on all activities funded under the CDBG grant and Section 108 Loan Guarantee projects, prior to releasing these federal dollars and beginning the actual improvements. This environmental assessment is done to determine if there would be any significant negative impacts on the local environment that would result if the project is implemented. This review also is designed to assess each project's compliance with all applicable federal environmental laws.

The final step in this environmental review process is the publication of a legal notice stating the City's determination of the impact each project will have. This determination can either be a finding of no significant impact, (in which case, funds may be requested to be released from HUD), or a finding of significant impact, (in which case a full Environmental Impact Statement must be prepared). If the latter case is found, the Environmental Impact Statement must be completed prior to taking any further action on the project.

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After one of these two findings has been made, and all additional requirements have been fulfilled, the Department of Urban Redevelopment will request the release of funds from the Department of Housing and Urban Development. An advertisement to this effect will be placed in the legal section of a newspaper of general circulation stating a fifteen (15) day waiting period for public review and comments.

During the waiting period, HUD will accept an objection to its approval of the release of funds and acceptance of the certification only if it is on one of the following basis: (a) That the certification was not in fact executed by the chief executive office or other officer of applicant approved by HUD; or (b) that applicant's environmental review record for the project indicates omission of a required decision, finding, or step applicable to the project in the environmental review process. Objections must be prepared and submitted in accordance with the required procedure (24 CFR Part 58), and may be addressed to HUD at the Department of Housing and Urban Development, Atlanta Area Office, 645 Peachtree Street, Atlanta, Georgia, 30323. Objections to the release of funds on basis other than those stated above will not be considered by HUD. These two notices, finding of no significant impact, and request for release of funds, will run together whenever possible.

VII. ANNUAL PERFORMANCE AND GRANTEE REPORTS

The City prepares and publishes annual final statement reports on the progress of CDBG and Section 108 Loan Guarantee assisted activities in accordance with federal regulations. The Consolidated Annual Performance and Evaluation Report (CAPER) shall be completed within ninety (90) days of the end of each program year and made available to all interested persons prior to submission to HUD.

These performance reports provide information on the program's progress for all funded activities, status of fund expenditures, number of persons benefiting, the housing assistance provided, in relationship to the City's objectives. Citizen comments are solicited by the City for HUD on this report for a period of at least fifteen (15) days.

The Annual Action Plan will be made available for public review in the Department of Urban Redevelopment from 8:00 A.M. until 5:00 P.M., Monday through Friday. The Action Plan is due to HUD annually by August 15. This plan is reviewed during its inception by two separate public hearings to devise the actions that will be included in the plan. Citizens will be notified that these reports are available for review by means of advertisements in the non-legal section of a local newspaper, and public comments will be received by the Department of Urban Redevelopment.

VIII. 5-YEAR ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (AI)

The following describes the process and procedures related to the development of the Five-Year Analysis of Impediments (AI) to Fair Housing Choice Report.

1. Plan Development

The City shall follow the following procedures in the drafting and adoption of the 5-Year AI:

a. Plan Considerations

During the development of the 5-Year AI, the City will consult the following groups/agencies to solicit their input on fair housing issues in the City:

- Fair Housing Organizations
- Other local governments
- Advocacy groups for special needs households

- Affordable housing providers
- Banks and other financial institutions
- Educational institutions

A variety of mechanisms may be utilized to solicit input from these groups/agencies. These include telephone or personal interviews, surveys, and consultation workshops.

b. Plan Review and Comment

The draft AI shall be made available for public review for a 30-day period prior to City Commission consideration at a scheduled public hearing.

Written comments will be accepted during public review period by the Department of Urban Redevelopment.

A summary of the comments and the City's responses to the comments will be attached to the draft AI.

Copies including comments will be made available for citizen review.

c. Public Hearing

The City Commission shall conduct a public hearing to accept public comments on the draft AI as part of the approval of the 5-Year Consolidated Plan. After public comments are heard and considered by the City Commission, the City Commission shall approve or reject the AI.

Section IV, Opportunities for Participation, describes the process for publishing notice for and conducting public hearings.

d. Submittal to HUD

Upon adoption of the AI pursuant to HUD regulations, AI shall be incorporated into the 5-Year Consolidated Plan and submitted along with the Consolidated Plan to HUD for approval.

2. Plan Access and Comments

The approved AI will be kept on file by the City at the Department of Urban Redevelopment, and will be accessible online at: http://cityoffortpierce.com/399/Community-Development-Block-Grant-CDBG. The Plan will be made available to those requesting a copy by contacting:

City of Fort Pierce
Department of Urban Redevelopment
100 North U.S. Hwy. 1
Fort Pierce, Florida 34950
772-467-3183
Email: kmike@city-ftpierce.com

IX. PLAN AMENDMENTS

The level of citizens' participation activities will vary with the scope of the amendment. If the amendment involves a budget change exceeding thirty (30) percent of the annual program budget, and/or changes funding from one eligible activity to another that has not been previously approved by the City Commission, the City shall conduct a public hearing on the amendment and publish the proposed amendment in a local newspaper. The Department of Urban Redevelopment will respond in writing to citizen comments, requests and/or complaints within fifteen (15) working days where practicable. A summary of comments received will be attached to substantial amendments. A thirty (30) day comment period will be allowed before the amendment is implemented.

For any other amendments not mentioned in the above guidelines, the City Commission may take final action upon request or delegate authorization to the City Manager to amend the CDBG grant and/or Section 108 Loan Guarantee budget.

X. TECHNICAL ASSISTANCE

The Department of Urban Redevelopment staff provides support for all activities. Technical assistance related to participation in the CDBG and Section 108 Loan Guarantee program is available to any interested party during every step of the process. Staff is ready to explain the CDBG and Section 108 Loan Guarantee programs in more detail, review project eligibility, assist with proposal development, and provide information on activities funded in the present or past years. This assistance is available Monday through Friday, 8:00 A.M. to 5:00 P.M., at the Department of Urban Redevelopment, second floor, City Hall. Staff can be reached by phone at 772-467-3183 during these hours.

XI. COMMUNITYWIDE COUNCIL (ADVISORY BOARD)

The City desires to encourage participation of its citizens, especially low and moderate-income residents, in developing and implementing Community Development programs. Citizens will be involved in an advisory role in defining policy issues and developing strategies for determining both short and long-term community development objectives.

Members: The Communitywide Council shall consist of seven (7) regular voting members and up to four (4) alternate members, to be appointed by the City Commission. The regular voting members will consist of four (4) persons of low or moderate income from the CDBG target area and will be residents of federally assisted housing, representatives of community organizations or otherwise eligible for participation in the CDBG program and three (3) members of the community at large. The alternate members shall consist of two persons from each group described above and shall have no voting powers, except to fill the seat of an absent regular voting member and vote in their stead, as required and as defined in City Resolution 10-54.

This will insure continued involvement of citizens and citizen organizations throughout all stages of the program. All members shall be appointed to serve a two (2) year term. No member shall serve more than two (2) consecutive terms.

Meetings: Meetings of the Communitywide Council shall be held on the second (2nd) Wednesday of the month beginning at 6:00 p.m. in the second floor conference room at City Hall. Meetings shall be held monthly, at least six (6) times each fiscal year.

Responsibilities: The Communitywide Council responsibilities include the review of the City's Community Development Block Grant (CDBG) Program 5-Year Consolidated Plan, Annual Action Plan, Consolidated Annual Performance Evaluation Report (CAPER), economic development business loan applications, non-profit organizations' grant applications requesting funding, and projects proposed by citizens for staff and City Commission consideration. Additionally, the Communitywide Council will be tasked with the review of citizen complaints with issues surrounding the various City housing programs and assist staff in dealing effectively with individual concerns.

Further, as the City addresses brownfield issues, the Council will provide public review and input on cleanup plans for a variety of projects. The Communitywide Council's areas of interest have been enlarged under the guidance of the new Department of Urban Redevelopment and the Department welcomes comments

and suggestions from the public, through the Communitywide Council.

At the November 9, 2011 Communitywide Council meeting, the Council agreed to serve the City as the State Housing Initiatives Partnership (SHIP) Affordable Housing Action Committee (AHAC). The primary responsibility of the AHAC is to review and assist in the drafting of the State Housing Initiatives Partnership (SHIP) Local Housing Assistance Plan (LHAP) by providing a venue for public review and comment during their regularly-scheduled meetings. The LHAP is updated once every three years and submitted to the State for review and approval.

XII. CITIZEN COMPLAINTS

Citizens who wish to register a complaint about any CDBG and Section 108 Loan Guarantee program activity may do so by writing the Department of Urban Redevelopment, at the following address:

City of Fort Pierce
Department of Urban Redevelopment
100 N. U.S. Highway #1
Fort Pierce, FL 34950
(772) 460-2200

Every effort will be made to provide written responses to complaints within fifteen (15) days. If the information requested cannot be provided by this office, if the City's response is not adequate, or if persons wish to object to approval of an application, citizens may contact the HUD Jacksonville, Florida area office at the address below:

U. S. Department of Housing and Urban Development
Office of Community Planning and Development
Charles Bennett Federal Building
400 W. Bay Street, Suite 1015
Jacksonville, FL 32202
(904)-232-1777

HUD will consider objections made for the following reasons:

- The applicant's description of needs and objectives is plainly inconsistent with the available facts and data;
- The activities to be undertaken are plainly inappropriate to meeting the needs and objectives identified by the applicant; or
- The application does not comply with the requirements or applicable law; or
- The application proposed activities which are otherwise ineligible.

Such objections should include both an identification of the requirements not met and the data upon which the persons rely. Although HUD will consider objections submitted at any time, such objections should be submitted within thirty (30) days of the publication of the notice that the application has been submitted to HUD. In order to insure that objections submitted will be considered during the review process, HUD will not approve an application until at least forty-five (45) days after receipt of an application.

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XIII. CERTIFICATIONS

The City of Fort Pierce shall submit certifications to HUD each program year in accordance with the Housing and Community Development Act of 1974, as amended, and the Housing and Community Development (HCD) Act of 1987.

XIV. EFFECTIVITY

This amended Plan shall be effective **(date)** ; all provisions concerning citizen involvement in implementing and assisting the program apply to activities that are ongoing as of this date, as well as to all future activities.

This Plan shall remain in effect until all Community Development Block Grant or Section 108 Loan Guarantee activities are completed, or until a new Citizens Participation Plan supersedes it.

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City Commission Regular Meeting **Agenda Item # 11. c.**

Meeting Date: 05/02/2016

Re: Conditional Use - Advanced Scholars Christian Academy - 720 Delaware Avenue

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SUBJECT:

Approval of an application for Conditional Use with conditions submitted by Sherria Baptise to operate a private school named Advanced Scholars Christian Academy at 720 Delaware Avenue, Fort Pierce, FL. The property is zoned Office Commercial, C-1, Parcel ID 2410-705-0001-000-6

SUMMARY:

Approval of a Conditional Use application to operate a private school.

RECOMMENDATION:

As this application does not conflict with the Comprehensive Plan and adheres to all Conditional Use criteria, staff recommends that the City Commission approve the application with the following condition:

1. Designate a play area with a fence.

ALTERNATIVES:

Approve with conditions.

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Director

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

n/a

Attachments

Staff Report

Application

Site Plan

Floor Plan

Narrative

TRC Comments

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	04/27/2016 03:52 PM

Form Started By: Clarissa Davis Started On: 04/21/2016 10:19 AM

Final Approval Date: 04/27/2016

CITY OF FORT PIERCE
PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

SUBJECT: Conditional Use – Advanced Scholars Christian Academy – 720 Delaware Avenue

DATE: April 21st, 2016

STAFF REPORT

Owner: Julian Demora Revocable Trust
826 Polk Street, Hollywood, FL 33019

Applicant/Representative: Sherria Baptiste
1038 SW Barbarosa Ave, Port Saint Lucie, FL, 34953

Requested Action: Approval of a Conditional Use application to operate a private school

Location: 720 Delaware Avenue

Parcel IDs: 2410-705-0001-000-6

Current Zoning: C-1, Office Commercial

Current Future Land Use: OP, Office Commercial

Surrounding Zoning:

North	East	South	West
C-1	C-1	C-3/C-1	C-1

Parcel(s) Size: 0.83 acres

Staff Analysis:

The applicant, Sherria Baptise, is proposing to operate a private school named Advanced Scholars Christian Academy at 720 Delaware Avenue. This property is zoned C-1, Office Commercial with an underlying future land use of OP, Office Commercial. This plaza is mostly vacant, made up of 14 bays. Currently a barber shop, a small church and insurance agency utilize 3 of these bays.

The project entails approximately 3,480 sq. ft. of space to be allocated within the plaza to the private school. The academy will begin to service up to 50 students from Kindergarten to Third Grade with at least 12 students per classroom. Once the school expands to 60 - 80 students in the coming years, no more than 20 students will be in each classroom. In addition to the mandatory education curriculum, the academy will also provide an array of programs and activities such as a mentorship program, before and aftercare services, etiquette classes and more. The school will have a designated outdoor play area behind the school that is situated on lots that are owned by the property owner.

These students will be transported on and off the site by their guardians during the first year. Guardians will be required to walk their child into the facility and sign them in. The facility will operate between the hours of 7 a.m. and 6 p.m. while class will be in session from 8 a.m. to 3 p.m. In the morning, guardians will have an hour window to come to and from the site to transport their child. Because the school encompasses the entire east side of the plaza, cars will be able to utilize all parking spaces within this section without hindering traffic flow to the two other active businesses. Parents will have the opportunity to utilize on-street parking spaces as well. In its second year, the school will look to incorporate a bus system. These buses will also be able to utilize these parking spaces when delivering children. Staff that will be present on the property will be a principal, receptionist, a total of 4 teachers that are certified, and one miscellaneous staff member to handle food services. All meals will be catered. No meals will be prepared at this location.

To bring the site into compliance, the applicant is providing a pedestrian pathway from the sidewalk to the front of the building for safe passage. Additional shrubs along the front property line are also provided.

TRC Comments:

The application was transmitted to the reviewing departments. TRC comments are attached to this staff report.

Planning Board:

At their April 12th meeting the Planning Board meeting unanimously recommended approval of the application with the condition that site lighting be brought up to code.

Staff Comments:

As this application is consistent with the Comprehensive Plan and adheres to all Conditional Use criteria within the Land Development Code, staff recommends that the City Commission approve the application with the following condition:

1. The applicants will provide a lighting assessment to determine the efficiency of the existing lighting. If the lighting does not meet the requirement of an average of at least 1 foot candle, the site lighting must be brought up to code prior to Certificate of Occupancy.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
Comprehensive Planning ◊ Development Review
Historic Preservation ◊ Urban Design ◊ Urban Forestry ◊ Zoning

Conditional Use – No New Construction

Property address or Location 720 Delaware Ave

Parcel ID #(s) 2410-705-0001-000-6

Project description

Julian Demora	Sherria Baptiste
* Property Owner(s)	Applicant/Representative, Title, Company
826 Polk ST	1035 SW Barbados Ave
Street Address	Street Address
Hollywood FL. 33019	Port. St. Lucie FL 34953
City State Zip	City State Zip
954-9273042	772-634-6906
Phone Number	Phone Number
Email Address	Sherriabaptiste82@gmail.com
	Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

Julian Demora
Property Owner(s) Signature(s)

STATE OF FLORIDA – COUNTY Broward

The foregoing instrument was acknowledged before me this 1 day of March, 2016, by

_____ who is personally known to me or has produced

DL FL. _____ as identification.

Yunely Alfonso
Signature of Notary

YUNELY ALFONSO
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF161102
Expires 9/18/2018

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

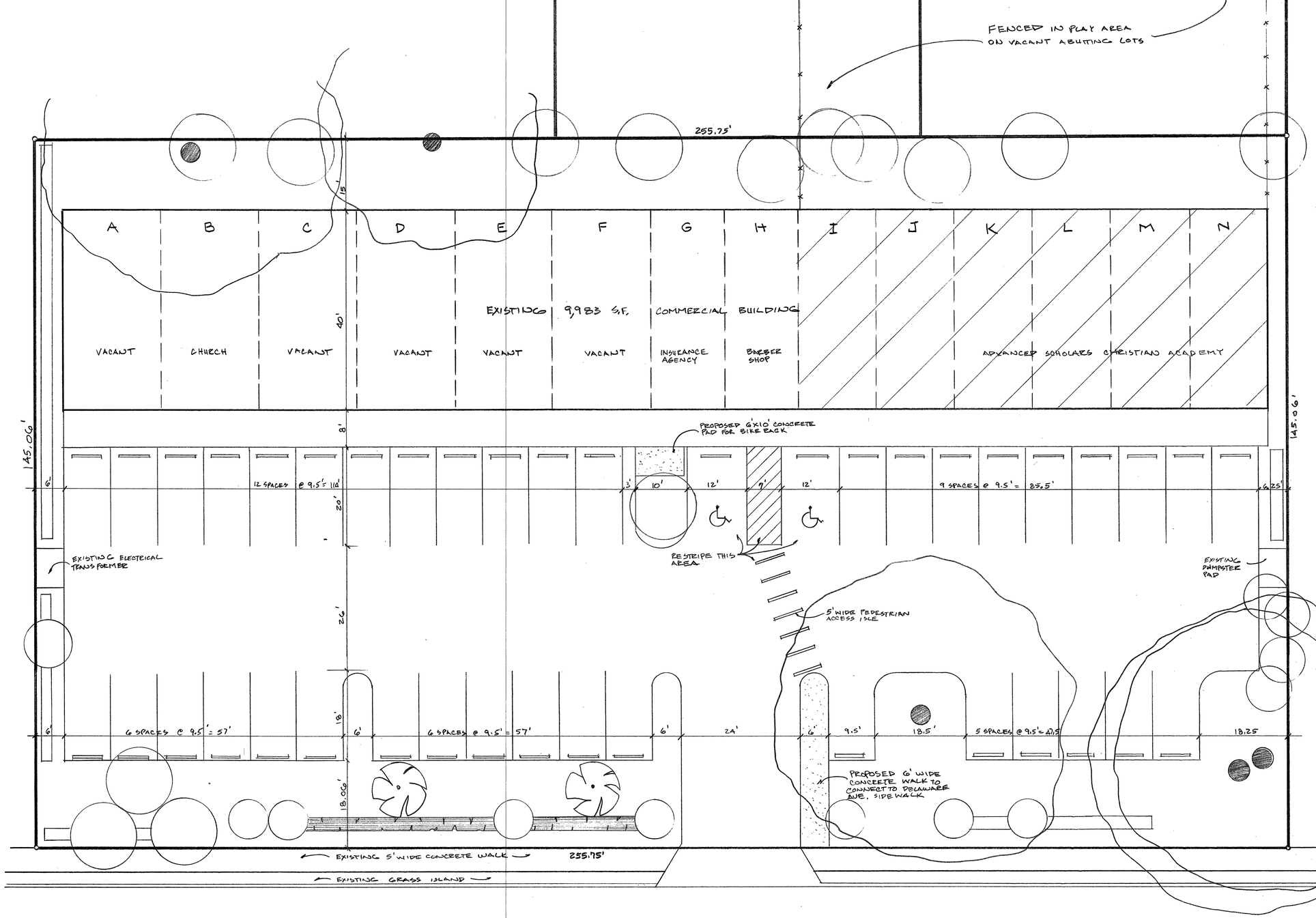
Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Intake Date Stamp

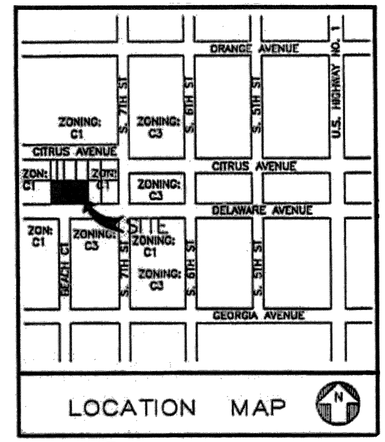


℄ DELAWARE AVE.

SITE PLAN

NORTH

1"=10'



SITE INFORMATION

OWNER
JULIAN DEMORA REVOCABLE TRUST
828 POLK STREET
HOLLYWOOD, FLORIDA 33019-1311

ZONING
C-1

LAND USE
OP – OFFICE PROFESSIONAL

SETBACKS

	PROVIDED
FRONT	= 89.50 FEET
SIDE	= 4.00 FEET EAST, 5.79 FEET WEST
REAR	= 15.00 FEET
MAX. BLDG HT.	= 18.00 FEET +/-

SITE DATA

SITE AREA	= 37,000 SF	= 0.05 AC	= 100.0%
BUILDING AREA	= 9,983 SF	= 0.23 AC	= 26.9%
CONCRETE AREA	= 1,950 SF	= 0.04 AC	= 5. 3%
PAVEMENT AREA	= 15,089 SF	= 0.35 AC	= 40.7%
TOTAL IMPERVIOUS AREA	= 27,022 SF	= 0.62 AC	= 72.9%
TOTAL OPEN AREA	= 10,068 SF	= 0.23 AC	= 27.1%

BUILDING HEIGHT
Height = 18'-0" +/-

PARKING DATA
TOTAL SQUARE FOOTAGE = 9,983 – 1,200 SF CREDIT = 8.783 SF TOTAL

PARKING REQUIRED

BARBER SHOP	= 1 SPACE/200 SF (609 SF)	= 3.1 SPACES
INSURANCE AGENCY	= 1 SPACE/300 SF (609 SF)	= 2.1 SPACES
ADVANCED SCHOLARS	= 2 SPACES PER CLASSROOM (4)	= 8.0 SPACES
VACANT UNITS	= 1 SPACE/300 SF (4622 SF)	= 15.4 SPACES
CHURCH	= 1 SPACE/40 SF (812 SF)	= 21.0 SPACES

PARKING REQUIRED (WITH CHURCH INCLUDED) = 50 SPACES
PARKING REQUIRED (WITHOUT CHURCH INCLUDED) = 29 SPACES
PARKING PROVIDED = 41 SPACES (39 STANDARD AND 2 HANDICAPPED)

WATER AND WASTEWATER SOURCE
FT. PIERCE UTILITY AUTHORITY

TAX PARCEL I.D. NUMBER(S)
2410-705-0001-000-8

SITE ADDRESS
720 DELAWARE AVENUE
FT. PIERCE, FLORIDA

LEGAL DESCRIPTION
LOT 1. LESS EAST 165.00 FEET, THEREOF, CANNING COMPANIES SUBDIVISION, FLAT BOOK 1, PAGE 190, ST. LUCIE, FLORIDA

GRADE LEVEL: K 3-4 (FIRST YEAR)
(THIRD WILL MOVE TO 4TH, THEN 5TH) K-5 OVER THE NEXT TWO YEARS

PRIVATE ELEMENTARY CHRISTIAN SCHOOL

HOURS OF OPERATION:
7AM - 6:30 PM (BEFORE AND AFTER CARE)
7:30 AM - 3:30 PM
8:00 AM - 3:00 PM STUDENTS.

TOTAL NUMBER OF STUDENTS 60 -80

LANDSCAPE LEGEND

- EXISTING TREES (CABBAGE PALM, BOTTLE BRUSH OR SMALL OAK)
- EXISTING 30" OR LARGER OAK
- EXISTING AEBICOLA HEDGE
- PROPOSED RED TIP COCOPLUM HEDGE 24" HIGH
- PROPOSED SOUTHERN MAGNOLIA 2½" Ø 12'H

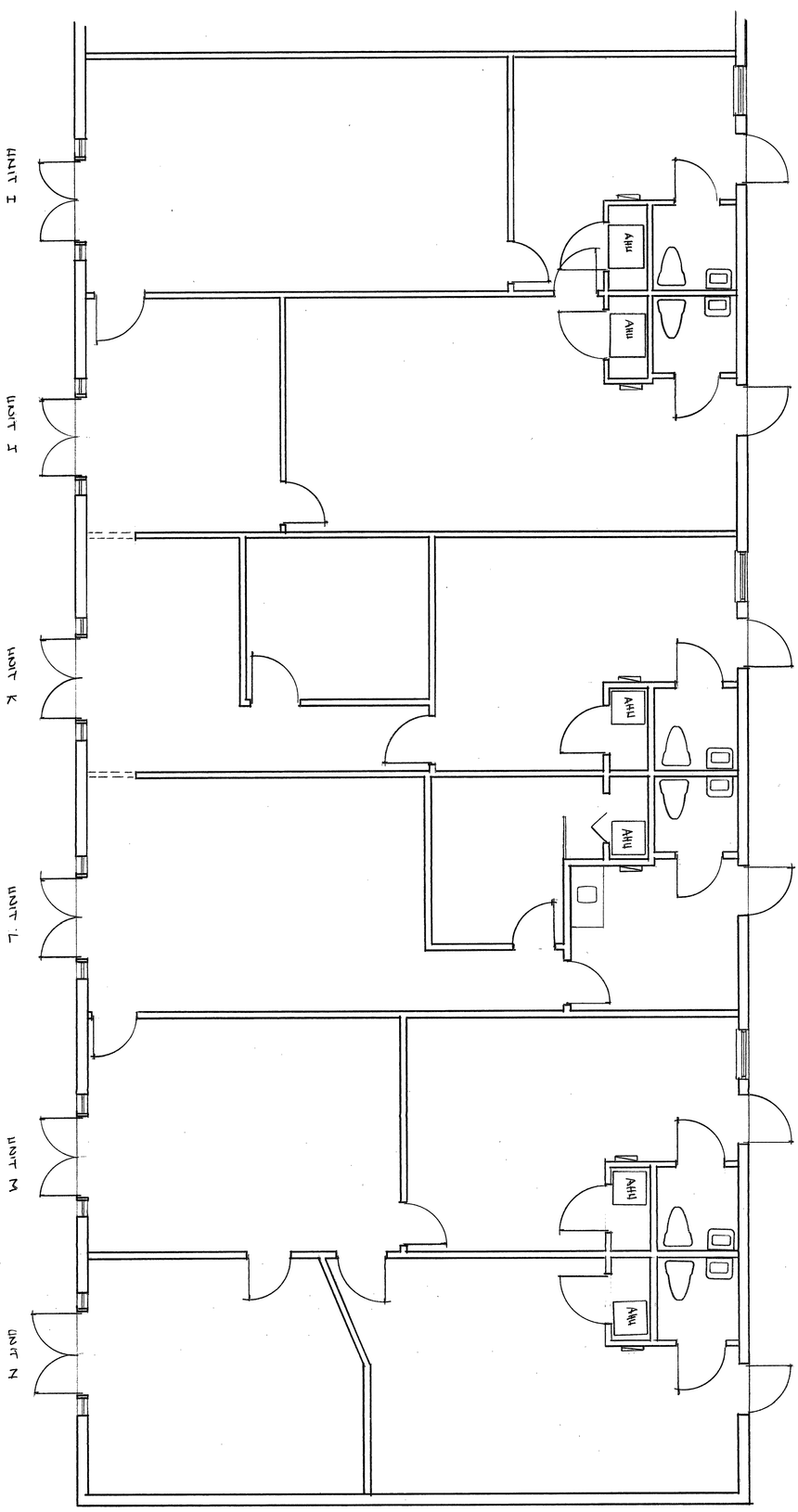
3/2/16 CONDITIONAL USE
3/31/16 PLANNING BD
4/21/16 COMMISSION

ADVANCED SCHOLARS
CHRISTIAN ACADEMY
FT. PIERCE, FLORIDA

PETER B. COOK

COOK & MENARD ARCHITECTURE INC.
STATE OF FLORIDA REGISTRATION NO. AA0003494
806 DELAWARE AVE. FT. PIERCE, FLORIDA 34950
PHONE: (772) 460-7751 FAX: (772) 460-4244

SHEET
S-1
OF ONE
CHRISTIAN ACADEMY



AS-BUILT FLOOR PLAN

1/4"

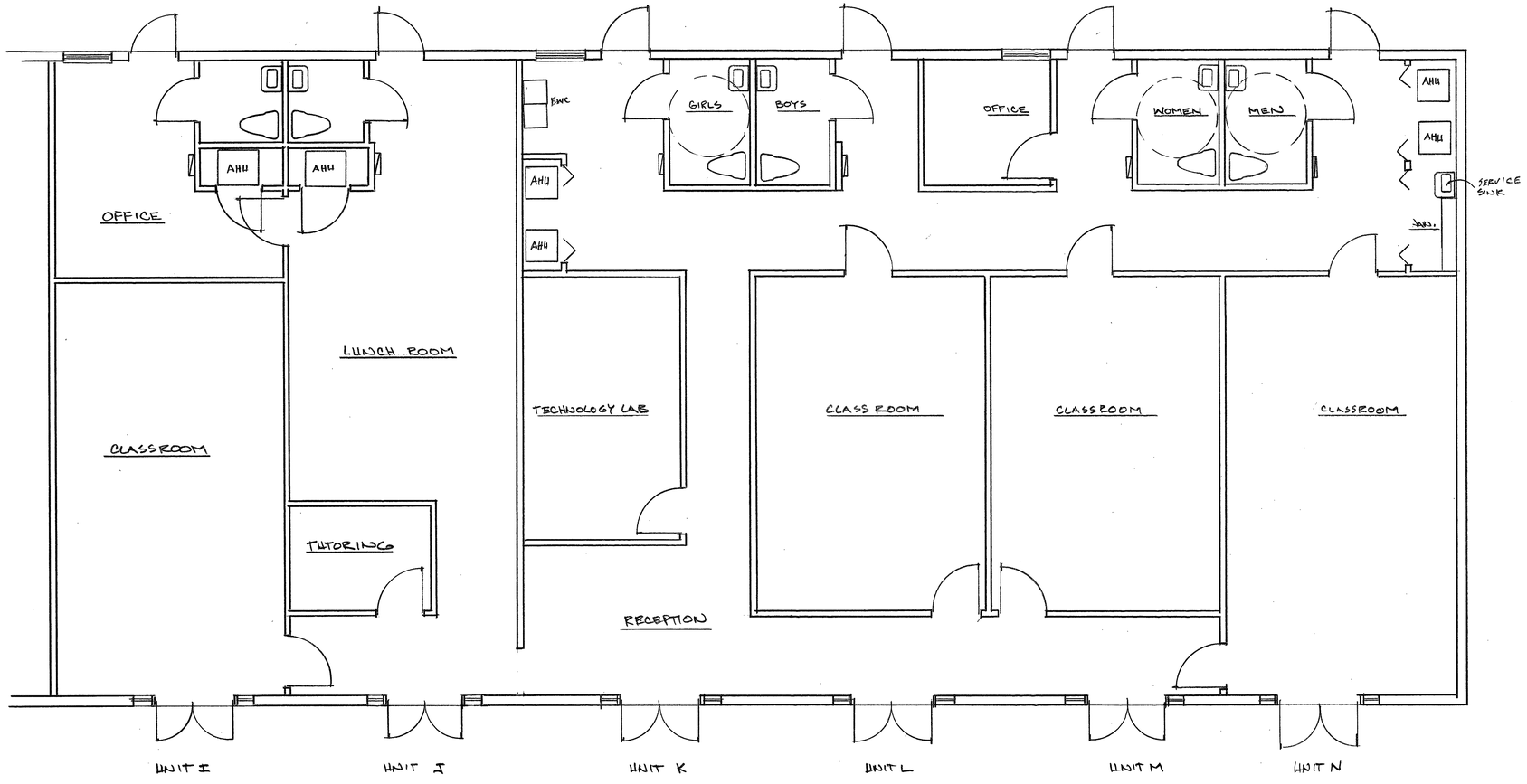
SHEET 1 OF TWO SHEETS

COOK & MENARD
ARCHITECTURE INC.
STATE OF FLORIDA REGISTRATION NO. AA0003494
806 DELAWARE AVE. FT. PIERCE, FLORIDA 34950
PHONE: (772) 460-7751 FAX: (772) 460-4244

PETER B. COOK

ADVANCED SCHOLARS
CHRISTIAN ACADEMY
FT. PIERCE, FLORIDA

3/8/16 CONTINUANCE
3/9/16 PLANNING BD.



PROPOSED FLOOR PLAN

1/4"

3/20/16 CONDITIONAL USE
3/31/16 PLANNING BD.

ADVANCED SCHOLARS
CHRISTIAN ACADEMY
FLORIDA
FT. PIERCE,

PETER B. COOK

COOK & MENARD ARCHITECTURE INC.
STATE OF FLORIDA REGISTRATION NO. AA0003494
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PHONE: (772) 460-7751 FAX: (772) 460-4244

SHEET 2 OF TWO

CHRISTIAN ACADEMY

Advance Scholars Christian Academy was initiated to provide Fort Pierce and its environs an opportunity to expose our students to a quality of education that is above the rest. Particular emphasis will be centered on Intensive Phonics, Reading and, Math skills. One of our objectives will be focused on teaching 4-year-olds how to read.

The school plans on opening with four classes (Kindergarten through Third). To achieve our ultimate vision of excellent student performance and academic excellence city wide, we plan to grow significantly in the next three years into a full functioning Elementary School. We will do so by moving up with our highest grade level (third)

Our growth will occur in two phases. In the first phase, we will strengthen and build the organization in anticipation of further growth. In the second phase, the organization will refine the strategy and implement it to reach the school's full potential.

We are anticipating an enrollment of 50 students this school year; at least 12students per classroom. Next school year (2017-2018) we are hoping to have no more than 20 students per class.

Our staff for 2016-2017 will consist of 4 certified Teachers, 1 Principal, 1 receptionist and 1 Floater for lunchroom duties and extended day services.

Hours of Operation: 7 a.m. - 6 p.m. Before care starts at 7 a.m. and after care ends at 6 p.m. School Hours: 8 -3 p.m.

We will not be providing busing during the first year. Students will be dropped off by their parents.

At Advanced Scholars Christian Academy, our academics are aimed at maximizing the potential of each and every child. From the time our students join our community, they will experience a nurturing atmosphere of learning and discovery in all areas of academics. We seek to partner with parents to prepare students for a level of education that exceeds all of St. Lucie County and a life of service to our Lord through excellence in Bible-centered instruction and through Godly example. To fulfill this partnership, we are committed to providing:

Extra activities including but not limited to Art, Music, Physical Education and Computer

Highly qualified Christian teachers

Low student to teacher ratio

Most affordable tuition in all of St. Lucie County

Mentorship Program

Adopt a Kid Program

Tutoring Service

Before and Aftercare Service

Summer Camp and Summer School

Plenty of individual attention

Unbeatable instruction via the ABEKA curriculum

Weekly chapel

Faith-Based educational institution

Monthly Heritage Assembly

Etiquette classes

Monthly Science Projects and Book Reports (all grade levels)

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Mike Menard; Cook & Menard Architecture

FROM: Clarissa Davis, Planner

RE: Conditional Use w/ No New Construction - Advanced Scholars Christian Academy

DATE: March 14th, 2016

Mr. Menard,

I have reviewed the proposed Advanced Scholars Christian Academy project located at 720 Delaware Avenue and have produced the following comments:

1. Narrative for project is needed to detail project description, the number of students the school will teach, the grade of these students etc.

2. Original Application is needed.

3. Final determination of how many bays will be utilized is needed.

This review is merely preliminary. If you have any questions about the review above please feel free to contact me.

Sincerely,



Clarissa Davis, Planner
(772) 467-3742
CDavis@City-FortPerice.com

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

RECEIVED
MAR 10 2016
CITY OF FORT PIERCE
PLANNING & ZONING

INTEROFFICE MEMORANDUM

TO: Clarissa Davis, Planner

FROM: John R. Andrews, P.E., City Engineer

DATE: March 9, 2016

PROJECT: **Christian Academy Conditional Use Application**
720 Delaware – TRC #16-04000005

cc:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received by this office on March 3, 2016:

- ☑ Conditional Use Application
- ☐ P/D Drawings & Approved Site Plan
- ☐ Test Reports & Related Documents
- ☐ Certificate of Completion
- ☐ Record Drawings
- ☐ Permits from applicable Local, State & Federal Agencies
- ☐ Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we ☑ Recommend; ☐ Do Not Recommend.

☑ Approval of Conditional Use ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☐ See attached for engineering comments.

JRA/tst
Q:\ENGINEERING\SITE DEVELOPMENT PROJECTS\C\CHRISTIAN ACADEMY\APPROVAL 030916.DOC

Christian Academy
720 Delaware Avenue
Conditional Use
March 8, 2016

St. Lucie County Engineering/Public Works Comment

1. No objections to the proposed conditional use.
2. How many children will be in each designated grade level?
3. What is the estimated total number of students present during the school year?
4. How will the students be transported to the school?
5. How many instructors will be on staff? Are they certified?
6. Will there be medical staff on the premises during the hours of operation?
7. Abutting street are under the jurisdiction of St. Lucie County and the City of Ft. Pierce.

Ron Harris
County Surveyor

From the Desk of

Marc Meyers, C.B.O.
Building Official
City of Fort Pierce
100 North U.S. 1
Post Office Box 1480
Fort Pierce, Florida 34954
T: 772-467-3187
F: 772-467-3849
mmeyers@city-ftpierce.com

RECEIVED
MAR 16 2016
CITY OF FORT PIERCE
PLANNING & ZONING

TO: Clarissa Davis, Planner

DATE: March 15, 2016

RE: TRC Comments for 3-17-16 Meeting

---

1. Advanced Scholars Christian Academy, 720 Delaware Avenue
   - This is a change of use and occupancy per the Florida Building Code. A life safety plan and interior changes will/shall be required.

City Commission Regular Meeting **Agenda Item # 12. a.**

Meeting Date: 05/02/2016

Re: Presentation by County Administrator

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Presentation of Sales Tax Update by Howard Tipton, County Administrator, St. Lucie County.

Attachments

Bridging the Gap

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	04/27/2016 11:43 AM

Form Started By: Jennifer Robinson Started On: 04/20/2016 04:03 PM

Final Approval Date: 04/27/2016

St. Lucie County
Bridging the Gap

City of Fort Pierce

Monday, May 2, 2016

American Society of Civil Engineers Scorecards

- National Infrastructure Challenges (2013)
  - D+ over 16 sectors
  - $3.6 trillion needed by 2020
- Florida Infrastructure Challenges (2012)
  - C- over 11 sectors
  - $36 billion needed in water/waste water upgrades by 2032

"According to the Federal Reserve Bank of St. Louis, overall government spending on US Public infrastructure has fallen to a 20-year low of 1.7% of GDP"

Testimony of Jay Dhru, Senior Managing Director, Standard & Poors Rating Service, before the US Senate Committee on Finance (2014)

Florida TaxWatch 2016 Report: How Florida Compares

- Florida ranks 49th in per capita state revenue collections, lowest ranking since TaxWatch has been monitoring

"Florida's local governments (tax) rankings are generally much higher than the state government rankings due to the fact that Florida relies more heavily on local governments to fund public services than almost all other states."

Why Are We Here Today?

During the 2015/2016 budget cycle, the County's Citizen Budget Committee made a recommendation to the BOCC to explore a possible sales tax initiative to address the shortfall in infrastructure funding. The Board accepted this recommendation and directed staff to evaluate.

And, we're not alone....

- Florida Counties & Cities around the state are looking at the sales tax option
- Broward County has placed a 1-cent sales tax on the ballot
- Palm Beach has placed a 1-cent sales tax on the ballot
- Marion County voters have already approved an increase
- Alachua, Manatee, Sarasota and Bay Counties are exploring the option

Problem Statement

- The County has experienced a 22.4% decline in Ad Valorem revenue since FY 2007, attributable to the recession of 2008
- Since 2008 the County has steadily reduced and in some cases eliminated planned capital investment as a result of the decline revenues
- St. Lucie County's Population is anticipated to increase by 70,902 by 2025
- There is a backlog of approximately $600 million of capital needs throughout the County

The Challenges

- Current revenues put County roads on 75-year repaving schedule
- Many needed road and sidewalk projects have little prospect of completion in the 2040 LRTP timeframe
- Public Safety – Sheriff vehicle/equipment replacement, 911 infrastructure upgrades/800 MHz radio system
- Water quality in the rivers, canals, St. Lucie River and the Indian River Lagoon is at crisis level
- Neighborhood storm water and drainage retrofits are grossly underfunded

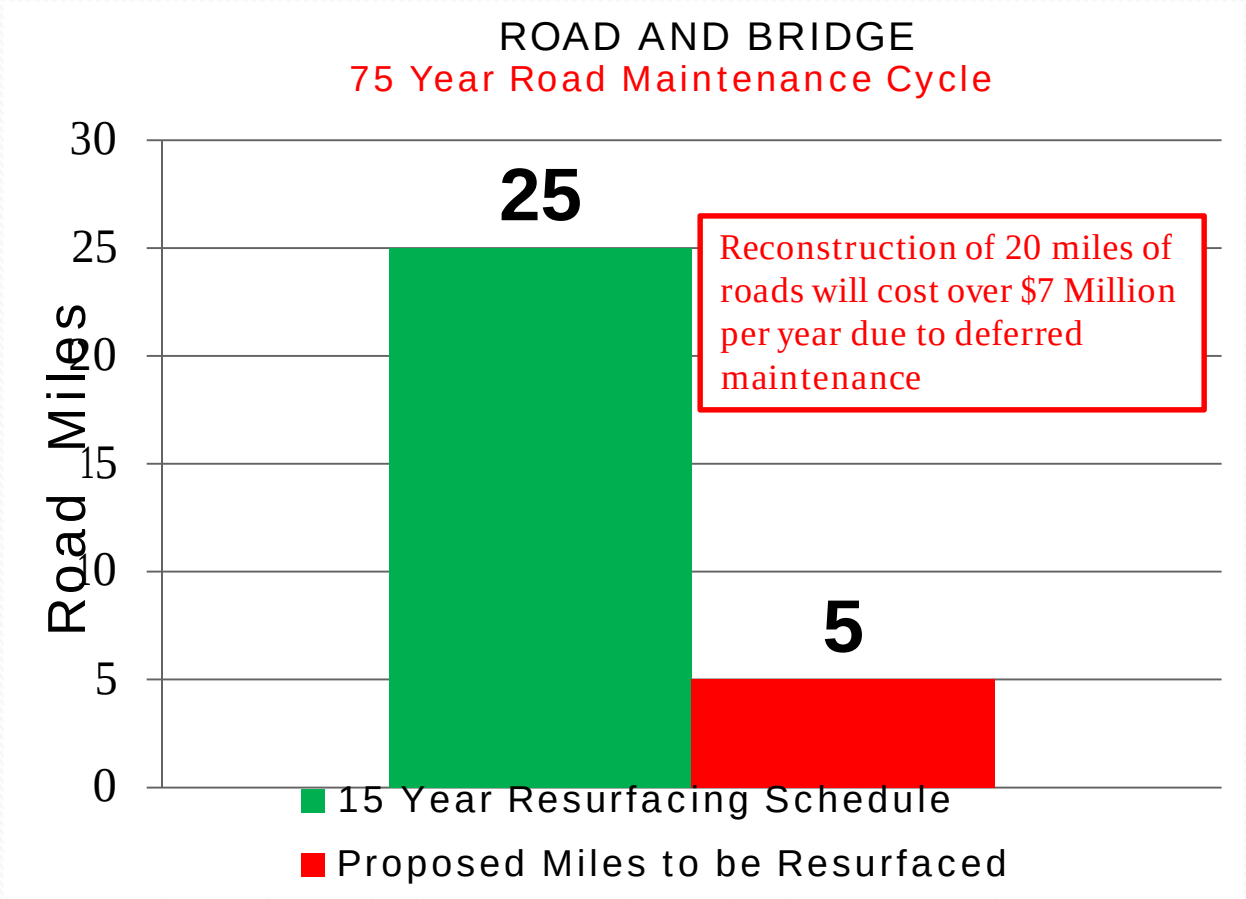
Challenges, con't

- 2040 LRTP cost feasible project list is very short....
- 5 Projects consume 72% of projected funds 2021-2040
  - Kings Highway
  - Port St Lucie Boulevard
  - Midway Road
  - US 1 Retrofit
  - Jenkins Road
- For water quality, focus on the basin we control
  - C-23, C-24
  - Accelerate the Indian River Lagoon South project
  - Improve St. Lucie River water quality
  - 10-mile creek
  - Moore's Creek

County Priority Roads/Infrastructure Projects

RANKING	PROJECT/DESCRIPTION Roadway Widening Projects	TOTAL COST	CURRENT FUNDING	UNFUNDED AMOUNT
1	Kings Hwy & Indrio Rd. Intersection	17,425,625	8,470,224	8,955,401
2	Midway Road (Selvitz to Glades Cutoff)	27,550,000	3,500,000	24,050,000
3	Jenkins Road (Midway to St. Lucie Blvd)	123,600,000	-	123,600,000
4	Airport Connector (Turnpike to Kings)	16,800,000	-	16,800,000
5	Glades Cutoff Road (Commerce to Selvitz)	73,100,000	-	73,100,000
6	Selvitz Road (Glaes Cutoff to Edwards)	9,300,000	-	9,300,000
	Total Roadway widening Projects	267,775,625	11,970,224	255,805,401

Major Service Level Impacts





County Priority Water Quality/Storm water Projects

RANKING	PROJECT/DESCRIPTION Stormwater/Neighborhood Drainage	TOTAL COST	CURRENT FUNDING	UNFUNDED AMOUNT
1	Platts Creek Preserve	672,594	372,594	300,000
2	San Lucie Drainage Improv-Phase II	2,124,915	24,915	2,100,000
3	Harmony Heights Phase I-B	2,631,969	56,969	2,575,000
4	Paradise Park Phase 4 (FINAL PHASE)	2,400,000	200,000	2,200,000
5	Melville Rd Stormwater Master Plan	1,364,242	114,242	1,250,000
6	St Lucie Estuary/Indian River Lagoon Natural Storage Initiative - TMDL	9,500,000		9,500,000
7	San Lucie Stormwater Master Plan Land Acquisition	556,865	281,865	275,000
8	Wet Detention Pond Retrofit Program - TMDL	2,500,000		2,500,000
9	Harmony Heights Drainage Impvmts (Ph 2-5)	7,000,000	-	7,000,000
10	Melville Rd (Ph 1-5 Design and Construction)	11,000,000		11,000,000
11	San Lucie Ph1,3,4,5 (Design and Construction)	7,000,000		7,000,000
12	Sunland Gardens Neighborhood Improvement Project	25,000,000		25,000,000
13	White City - Canals F and G	11,000,000		11,000,000
	Total Stormwater Neighborhood Drainage	84,896,834	3,096,834	81,800,000

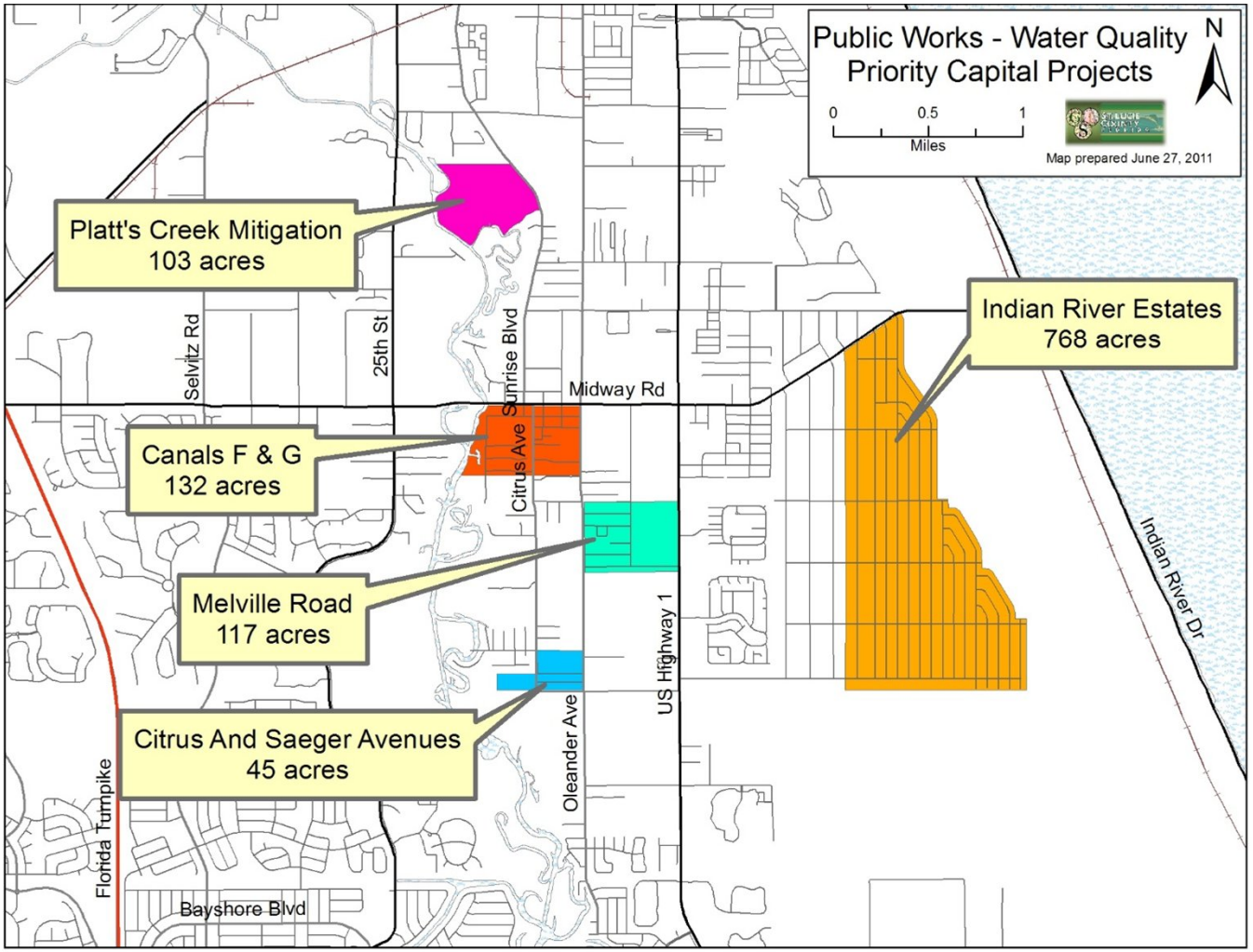
County-wide Septic to Sewer Upgrade/Replacements

- High densities of on-site septic tanks are adjacent to the St. Lucie River and Indian River Lagoon – an estimated 3,500 properties
- Data indicates that groundwater seepage and nutrient loading are factors producing stress in these in vital natural gems
- Estimated cost to convert 3,500 septic tanks to sewer is $40,000,000 - $50,000,000

County Priority Projects



Water quality/Storm water



Opportunities

- If we agree that the projects are needed and there is a funding gap
- Do we begin to address the needs today before 160,000 new residents move here by 2040?
- How do we bridge the gap?

What Are Our Options

- Cut services
- Shift resources
- Increase taxes
- Reduce reserves (further)
- New revenue source
- Do nothing

Florida Counties with Infrastructure Sales Tax

County	Amount	Enacted	Date
Charlotte	0.01	1/1/2015	12/31/2020
Clay	0.01	2/1/2005	12/31/2019
Escambia	0.01	1/1/2018	12/31/2028
Glades	0.01	2/1/2007	12/31/2021
Highlands	0.01	1/1/2019	12/31/2033
Indian River	0.01	6/1/2004	12/31/2019
Lake	0.01	1/1/2018	12/31/2032
Leon	0.01	12/1/2020	12/31/2039
Monroe	0.01	1/1/2019	12/31/2033
Osceola	0.01	9/1/2005	8/31/2025
Pasco	0.01	1/1/2015	12/31/2024

Florida Counties with Infrastructure Sales Tax, Cont.

County	Amount	Enacted	Date
Pinellas	0.01	2/1/1990	12/31/2019
Putnam	0.01	1/1/2018	12/31/2032
Sarasota	0.01	9/1/200	12/31/2024
Seminole	0.01	1/1/2015	12/31/2024
Wakulla	0.01	1/1/2003	12/31/2017
Duval	0.005	1/1/1989	Until Repealed
Duval	0.005	1/1/2001	12/31/2030
Hillsborough	0.005	12/1/1996	11/30/2026
Miami-Dade	0.005	1/1/1989	Until Repealed

Local Government Infrastructure Surtax

- Referendum: Two Methods
  - Enacted by a majority of County Commission and approved by voters via referendum.
  - Municipalities representing a majority of the county's population may initiate the surtax by adoption of resolutions calling for a countywide referendum and approved by the majority of the voters by referendum.
- Length:
  - Surtax Referendums enacted after July 1, 1993 do not have a limit on the length of levy
- Distribution: Two Methods
  - Local agreement to determine the distribution of the surtax
  - Formula provided in Florida Statute 218.62 (based on the Local Government Half-Cent Sales Tax formulas)
    - 49.95% - County
    - 50.05% - City

Local Government Infrastructure Surtax

Estimated Proceeds

- $15,576,076 (based on the Local Government Half-Cent Sales Tax formulas)

Bonds

- May pledge the proceeds of the tax for the bonds
- Counties and municipalities may join together for the issuance of bonds

County Comparison

- 18 Counties in the State of Florida levy the Infrastructure Surtax
- Neighboring counties that levy the Infrastructure Surtax and effective date:
  - Okeechobee (Oct 1. 1995)
  - Indian River (Jun. 2004)



- Easily bondable
- All proceeds stay here

Local Government Infrastructure Surtax

- Survey indicates support for water quality, sidewalk and road projects
- Public safety is also supported
- Currently 6.5% sales tax
- 1 cent versus 0.5 cent – 0.5 has support
- Estimated 80/20 split – residents v. tourists
- Leverages other funding sources

Local Government Infrastructure Surtax

- Authorized under F.S. 212.055(2)
- Applied to all taxable transactions but shall not apply on sales above $5,000 on an item of tangible personal property.
- Over 10 years would generate approximately:

Port St. Lucie	$ 75,518,062.37
Ft. Pierce	$ 18,606,348.29
St. Lucie Village	$ 260,493.45
St. Lucie County	$ 94,207,240.19

Local Government Infrastructure Surtax (Cont.)

- Over 20 years would generate approximately:

Port St. Lucie	$ 173,164,932.78
Ft. Pierce	$ 42,664,853.28
St. Lucie Village	$ 597,318.44
St. Lucie County	$ 216,019,716.36

Next Steps

- EDC presentation on May 3, 2016 to gauge level of interest in moving sales tax discussion.
- Schedule a public hearing for the month of June 7th for the item to be placed on November's ballot.
- Build community awareness through education campaign.
- If voter approved, a citizen committee established to monitor expenditures and project progress.

Comments and Questions

City Commission Regular Meeting **Agenda Item # 13. a.**

Meeting Date: 05/02/2016

Re: CPTED (Crime Prevention Through Environmental Design) Resolution

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

---

SUBJECT:

Resolution No. 16-R19 adopting the Crime Prevention Through Environmental Design (CPTED) concept and principles.

SUMMARY:

Adoption of CPTED concept and principles to assist in the creation of a built environment that increases the perception of safety for the normal user and increases the perception of risk for the would-be offender through natural surveillance and access control, territorial reinforcement and maintenance.

RECOMMENDATION:

Adopt the CPTED Resolution as presented.

ALTERNATIVES:

Amend in whole or part the CPTED Resolution as presented.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Nicholas Mimms, City Manager
Fort Pierce Police Department

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

Undetermined

Attachments

CPTED Resolution

Strategic Plan

Before and After Photos

Form Review

Inbox	Reviewed By	Date
City Manager	Jennifer Robinson	04/25/2016 10:19 AM
City Manager	Nick Mimms	04/27/2016 11:43 AM

Form Started By: Peggy Arraiz Started On: 04/21/2016 03:02 PM

Final Approval Date: 04/27/2016

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ADOPTING THE CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) CONCEPT AND PRINCIPLES; TO PROMOTE USE OF CPTED CONCEPT AND PRINCIPLES IN PROPOSED LAND DEVELOPMENT AND REDEVELOPMENT PROJECTS; AND PROVIDING FOR THE IMPLEMENTATION AND ENFORCEMENT OF CPTED STANDARDS.

WHEREAS, the City Commission supports the Crime Prevention Through Environmental Design philosophy as a way to reduce crime, advance neighborhood and business environments and improve the overall quality of life for its citizens; and

WHEREAS, the adoption of a maintenance principle to support the CPTED concepts and principles will assist in maintaining a crime-free environment; and

WHEREAS, The City Commission of the City of Fort Pierce encourages all residents and businesses of the City of Fort Pierce to make necessary adaptions to their physical environments to assist revitalization efforts and reduce crime in their neighborhoods; and

THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

Section 1. To adopt the Crime Prevention Through Environmental Design (CPTED) Concept and Principles (Attachment A) in order to promote public safety, community livability and an improvement of life within the City of Fort Pierce.

Section 2. To promote use of CPTED principles in proposed land development and redevelopment projects by providing review and recommendations through the technical review process.

Section 3. To support continued maintenance of Natural Surveillance elements such as landscaping and overgrowth through the enforcement of CPTED standards utilizing established enforcement procedures.

Section 4. This resolution shall take effect immediately upon its adoption.

ADOPTED by the City Commission of the City of Fort Pierce, this _____day of _____, 2016.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

ATTACHMENT A

CPTED DEFINITION

CPTED is the acronym for Crime Prevention Through Environmental Design. CPTED is defined as “the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and improvement in the quality of life”.

CONCEPT AND PRINCIPLES

The adopted principles will assist in the creation of a built environment that increases the perception of safety for the normal user and increases the perception of risk for the would-be offender. The CPTED principles as taught by the National Crime Prevention Institute are:

1. Natural Surveillance: The placement of physical features, activities and people in such a way as to maximize visibility. Such physical features include appropriate and properly maintained landscaping and lighting to eliminate shadows.
2. Natural Access Control: The physical guidance of people coming and going from a space by the judicial placement of entrance, exits, fencing, landscaping and lighting.
3. Territorial Reinforcement: The use of physical attributes that express ownership, such as fences, pavement treatments, art, signage and landscaping.
4. Maintenance: Allows for the continued use of a space for its intended purposed. Proper maintenance prevents reduced visibility due to plant overgrowth and obstructed or inoperative lighting, while serving as an additional expression of territoriality and ownership.

CPTED STANDARDS

1. Landscaping: Requires that trees shall be trimmed to maintain a 7’ clear height, hedges and bushes should be trimmed to maintain a maximum of 2.5’ in height except when the following conditions apply:
    a. Landscaping, including but not limited to hedges, shrubs and bushes, used to deter graffiti, in which the hedge height is to be determined by the protected fence or wall.
    b. Occupied single family dwellings in which there is an established landscaping plan that is routinely maintained in a neat and orderly fashion so as not to create an attractive nuisance.
2. Lighting: Requires all obstructions of lighting to be removed and all inoperative lighting to be replaced in a timely manner.
3. Graffiti: Requires graffiti to be removed, obliterated or abated as soon as possible. All cases of graffiti should be properly documented and reported to the Police Department to help identify gang related activities.

▶ Management in Progress 2015 – 2016 *(Continued)*

			TIME
9.	Sunrise Theatre Upgrade Projects: Direction, Funding		
	A. Sound System		9/16
	B. Technical Equipment		9/16
	C. Telephone System		8/15
	D. Ticketing		OTH
10.	Crime Prevention Through Environmental Design (CPTED) Guidelines:		6/16
	• Adoption		10/15
	• Workshop		11/15
	• Resolution		
11.	River Walk Center Recreation Program Expansion	Mgmt	Ongoing
12.	Percy Peek Gymnasium Recreation Program Expansion	Mgmt	Ongoing
13.	Federal Emergency Management Association (FEMA) Regulations for Flood Insurance: Public Education		Ongoing

▶ Major Projects 2015 – 2016

			TIME
1.	Jaycee Park Tennis Court Fencing	Mgmt	Completed
2.	Lincoln Park: Regional Park Development, Monitoring, Advocacy		Completed
3.	South 21st Street and Havana Avenue Sidewalks	Mgmt	10/15
4.	Lincoln Park: Roadways, Sidewalks, Drainage	Mgmt	10/15
5.	Indian Hills Recreation Area: Stormwater Phase 1	Mgmt	10/15
	Stormwater Phase 2		12/16
6.	Maravilla Park Playground Equipment	Mgmt	2/16
7.	Percy Peek Gymnasium: Floor Resurfacing and Classroom Construction	Mgmt	6/16
8.	Police Athletic League (PAL) Park Restroom	Mgmt	8/16
9.	Veterans Park Renovation: Lake Construction, Plaza, Streetscape	Mgmt	10/16
10.	North 2nd Street Road Improvements	Mgmt	2017
11.	Georgia Avenue/Peterson Road Drainage Basin Outfall Structure	Mgmt	12/16
12.	Fenn Park Restrooms	Mgmt	OTH

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BEFORE - WITH TALL GRASS TO HIDE AND PROVIDE COVERAGE.



AFTER – CLEAR VISION PROVIDED FOR FPPD TO SEE THROUGH TO HOUSE BEHIND. NO PLACE TO HIDE.



BEFORE - WITH TALL GRASS TO HIDE AND PROVIDE COVERAGE.



AFTER – CLEAR VISION PROVIDED FOR FPPD TO SEE THROUGH TO NEXT STREET. NO PLACE TO HIDE.

City Commission Regular Meeting **Agenda Item # 15. a.**

Meeting Date: 05/02/2016

Re: City Manager's Report

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

City Manager's Report

Form Review

Inbox	Reviewed By	Date
Stop has been removed	Jennifer Robinson	04/19/2016 01:52 PM
City Manager		
Form Started By: Jennifer Robinson		Started On: 04/07/2016 02:50 PM